

D R A F T

FOR APPROVAL

**UNIFORM RESIDENTIAL MORTGAGE
SATISFACTION ACT**

NATIONAL CONFERENCE OF COMMISSIONERS

ON UNIFORM STATE LAWS

MEETING IN ITS ONE-HUNDRED-AND-THIRTEENTH YEAR
PORTLAND, OREGON
JULY 30-AUGUST 6, 2004

**UNIFORM RESIDENTIAL MORTGAGE
SATISFACTION ACT**

WITH PREFATORY NOTE AND PRELIMINARY COMMENTS

Copyright ©2004

By

NATIONAL CONFERENCE OF COMMISSIONERS
ON UNIFORM STATE LAWS

The ideas and conclusions set forth in this draft, including the proposed statutory language and any comments or reporter's notes, have not been passed upon by the National Conference of Commissioners on Uniform State Laws or the Drafting Committee. They do not necessarily reflect the views of the Conference and its Commissioners and the Drafting Committee and its Members and Reporters. Proposed statutory language may not be used to ascertain the intent or meaning of any promulgated final statutory proposal.

**DRAFTING COMMITTEE ON UNIFORM RESIDENTIAL MORTGAGE
SATISFACTION ACT**

EDWARD F. LOWRY, JR., 4200 N. 82nd St., Suite 2001, Scottsdale, AZ 85251, *Chair*
ELLEN F. DYKE, 8010 Towers Crescent Dr., Suite 300, Vienna, VA 22182
ROBERT L. MCCURLEY, JR., Alabama Law Institute, P.O. Box 861425, Tuscaloosa, AL
35486, *Enactment Plan Coordinator*
NEAL OSSEN, 21 Oak St., Suite 201, Hartford, CT 06106
ELWAINE F. POMEROY, 1415 SW Topeka Blvd., Topeka, KS 66612-1818
REGINA R. QUINN, Jackson State University, P.O. Box 17239, Jackson, MS 39217-0239
R. WILSON FREYERMUTH, University of Missouri-Columbia School of Law, 215 Hulston
Hall, Columbia, MO 65211, *Reporter*

EX OFFICIO

FRED H. MILLER, University of Oklahoma, College of Law, 300 Timberdell Road, Norman,
OK 73019, *President*
LANI LIU EWART, Suite 1800, Alii Pl., 1099 Alakea St., Honolulu, HI 96813, *Division Chair*

AMERICAN BAR ASSOCIATION ADVISOR

PATRICK MEARS, 601 Campau Square Plaza, 99 Monroe Ave. NW, Grand Rapids, MI 49503,
American Bar Association Advisor

EXECUTIVE DIRECTOR

WILLIAM H. HENNING, University of Alabama School of Law, Box 870382, Tuscaloosa, AL
35487-0382, *Executive Director*
WILLIAM J. PIERCE, 1505 Roxbury Road, Ann Arbor, MI 48104, *Executive Director Emeritus*

Copies of this Act may be obtained from:
NATIONAL CONFERENCE OF COMMISSIONERS ON UNIFORM STATE LAWS
211 E. Ontario Street, Suite 1300
Chicago, Illinois 60611
312/915-0195
www.nccusl.org

UNIFORM RESIDENTIAL MORTGAGE SATISFACTION ACT

TABLE OF CONTENTS

Prefatory Note 1

[ARTICLE] 1

DEFINITIONS AND GENERAL PROVISIONS

SECTION 101. SHORT TITLE 10
SECTION 102. DEFINITIONS 10
SECTION 103. NOTIFICATION: MANNER OF GIVING AND EFFECTIVE DATE 16
SECTION 104. DOCUMENT OF RESCISSION: EFFECT; LIABILITY FOR WRONGFUL
RECORDING 19

ARTICLE] 2

SECURED CREDITOR TO RECORD SATISFACTION; LIABILITY FOR FAILURE

SECTION 201. PAYOFF STATEMENT: REQUEST AND CONTENT 22
SECTION 202. INACCURATE PAYOFF STATEMENT: CORRECTION; EFFECT 28
SECTION 203. SECURED CREDITOR TO SUBMIT SATISFACTION FOR RECORDING;
LIABILITY FOR FAILURE 32
SECTION 204. FORM AND EFFECT OF SATISFACTION 35
SECTION 205. LIMITATION OF SECURED CREDITOR’S LIABILITY 38

[ARTICLE] 3

SATISFACTION BY AFFIDAVIT

SECTION 301. DEFINITIONS; REGULATION OF SATISFACTION AGENTS 40
SECTION 302. AFFIDAVIT OF SATISFACTION: NOTIFICATION TO SECURED
CREDITOR 41
SECTION 303. AFFIDAVIT OF SATISFACTION: AUTHORIZATION TO SUBMIT FOR
RECORDING 44
SECTION 304. AFFIDAVIT OF SATISFACTION: FORM 45
SECTION 305. AFFIDAVIT OF SATISFACTION: EFFECT 49
SECTION 306. LIABILITY OF SATISFACTION AGENT 51

[ARTICLE] 4

MISCELLANEOUS PROVISIONS

SECTION 401. UNIFORMITY OF APPLICATION AND CONSTRUCTION 54
SECTION 402. EFFECTIVE DATE 54
SECTION 403. REPEALS 54

UNIFORM RESIDENTIAL MORTGAGE SATISFACTION ACT

Prefatory Note

Complete payment of a mortgage loan typically extinguishes (or “satisfies”) the lien of the mortgage. If the lender does not place evidence of that satisfaction on the public land records, however, the continued presence of the mortgage on the records creates a practical problem for the owner of the land described in the mortgage. For example, if the owner has contracted to sell the home, the mortgagor cannot establish marketable title — and thus cannot compel the buyer to perform the contract — unless it can “clear” the existing mortgage document from the records. Likewise, if the owner is merely refinancing its existing mortgage obligation with another lender, the owner must be able to clear the existing mortgage from the records to assure the new mortgage lender of its expected priority.

Traditionally, the mortgagor cleared its title by having the mortgagee execute and record a document evidencing satisfaction of the mortgage, or by having the mortgagee make a marginal notation of satisfaction on the page of the public records containing the mortgage. Decades ago, it was plausible to expect that title clearance could occur roughly contemporaneously with a sale or refinancing of mortgaged land. Historically, local thrift institutions held mortgage loans in their portfolios until maturity or prepayment. Thus, when making full payment, a mortgagor could simply go to the office where the mortgagee had originated the loan and obtain the necessary documentation almost immediately. Even if the mortgagee did not maintain the loan documents on-site, the mortgagee could typically have the documents available at closing if it had sufficient advance notice of the closing of a sale or refinancing transaction. Alternatively, in jurisdictions in which attorneys handle real estate closings, mortgagees would often send an executed release to the attorney prior to closing, with instructions to record it only after making payment of the balance of the outstanding mortgage at closing.

Today, the development of the secondary market for residential mortgages — and the corresponding changes in the lending, title insurance, and closing services industries — have complicated the payoff, discharge, and release of mortgage instruments. Most originating mortgage lenders no longer retain mortgage loans in their portfolio, as local thrift institutions traditionally did. Instead, most originating lenders transfer mortgage loans on the secondary market to facilitate the eventual securitization of mortgage loans and the issuance of mortgage-backed securities. When the originating lender sells a mortgage loan, it will typically transfer the loan documents to the new assignee or to a loan servicer (the party who collects loan payments from mortgagors on behalf of the party holding the mortgage debt); this assignee or servicer may be located hundreds or thousands of miles from the mortgagor and the mortgaged land. In addition, the title insurance industry has experienced significant consolidation, with the emergence of large national title insurance companies that rely upon independent agents or other intermediaries to perform a wide variety of functions related to the closing of real estate transactions.

This separation of mortgagor, mortgagee, title insurer, and closing agent has greatly influenced customary practices regarding real estate closings, including the preparation and delivery of mortgage satisfaction documents for recording. Today, mortgagees typically do not produce a recordable satisfaction contemporaneously with the closing of a sale or refinancing. The geographical separation of the mortgagor, mortgagee, title insurer, and closing agent has contributed to an unfamiliarity or lack of trust among the persons handling a sale or refinancing transaction — making the mortgagee less likely to execute and deliver a release in anticipation of expected closing. Further, this geographical separation can result in delays in communication that serve to extend the practical “gap” between the closing and the clearance of record title. This “gap” — which exists even when all persons in the transaction are acting in good faith — is sometimes further exacerbated by poor practices or a failure to follow proper procedures.

Furthermore, in some cases obtaining the necessary satisfaction documentation is complicated by a mortgagor’s uncertainty about the identity or location of the mortgagee. Over the past two decades, lenders have routinely merged or consolidated operations; similar consolidation has occurred among title insurers. By virtue of merger or consolidation, a residential mortgage previously held by a local lender in State A may now be held by a regional or national lender based in State B. Further, if the loan is serviced by a third party, the mortgagor may be unaware of the identity or location of the current holder of the mortgage. Moreover, transfer of mortgage servicing sometimes occurs. If the respective holders of a mortgage loan have transferred servicing responsibilities one or more times during a loan’s term, this may increase the difficulty in determining whether the appropriate person has already taken the steps necessary to prepare and record a satisfaction (which may result in unnecessary duplication of satisfaction requests). Finally, there is a perception that some mortgage lenders or closing agents, after having already been paid or having completed the disbursement functions related to a closing, may feel a diminished compunction to act quickly to provide prompt service (*i.e.*, preparing and recording a satisfaction) for a now-“former” customer. These problems create additional bureaucratic delay for the mortgagor seeking a satisfaction and a clear record title.

At present, solving these practical problems forces the parties to incur additional transaction costs. In many cases, parties use title insurance to address these title-clearance risks. For example, suppose Heinsz owns a home subject to a mortgage in favor of Bank One and contracts to sell the home to Waldman, with closing to occur June 1. Waldman plans to complete the purchase using the proceeds of a mortgage loan from Bank Two; in turn, Heinsz expects to use the sale proceeds to satisfy the mortgage loan to Bank One. Once Bank One’s mortgage is paid off, Bank Two will have its expected priority for its mortgage lien. But until Bank One’s mortgage is paid off, Bank Two bears a risk that full payment of the Bank One mortgage will not occur — either because someone associated with the transaction misappropriated the funds or because of a dispute about the outstanding balance of Bank One’s mortgage. Thus, as a condition of its obligation to make a mortgage loan to Waldman, Bank Two will insist upon a lender’s title insurance policy that insures both the validity and priority of its mortgage against the home. In this way, Bank Two shifts to the title insurer the potential priority risk that Bank Two faces because Bank One has not yet released its mortgage of record.

Likewise, the buyer in this transaction (Waldman) faces a similar risk with respect to the satisfaction of Bank One's mortgage. For example, if a closing agent misappropriates the closing proceeds and does not use them to satisfy Bank One's mortgage, Bank One will not release its lien, and Waldman's title will thereafter be subject to the liens of both mortgages. As a result, Waldman should also obtain an owner's policy of title insurance that provides affirmative coverage against the risk that the Bank One mortgage is not legally satisfied. Unfortunately, not all buyers obtain an owner's policy of title insurance, or appreciate the risks sufficiently to appreciate the need for title insurance protection against this risk.

The Mortgagee's Obligation to Record a Satisfaction: Timing and Consequences

At present, all 50 states have promulgated legislation that requires a mortgagee to act promptly to provide title-clearing documentation following repayment of the mortgage debt. Because of the physical and bureaucratic separation of the mortgagor and mortgagee (as discussed above), even conscientious mortgagees cannot respond instantaneously to mortgagor requests. As a result, existing state statutes typically allow the mortgagee a "grace period" for recording a satisfaction. Unfortunately, existing state laws vary widely from state to state. Many impose time deadlines (in some cases as few as 7-10 days) that push the bounds of practicality as applied to the modern mortgage loan. Others permit grace periods (such as 90 days) that far exceed the time during which a reasonably conscientious mortgagee could act to record a satisfaction.

In addition, all 50 states permit an injured party to recover actual loss caused by the mortgagee's failure to record a timely satisfaction, and most (but not all) states go further and impose a statutory civil penalty upon a noncompliant mortgagee. Theoretically, these sanctions should provide an economic incentive for the mortgagee to act promptly. Unfortunately, state laws vary dramatically, ranging from a proverbial "slap on the wrist" that provides no real economic incentive (*e.g.*, fines as low as \$10 to \$25) to a draconian penalty that would bestow a significant windfall upon the typical aggrieved party (*e.g.*, in South Carolina, a penalty equal to the lower of one-half of the mortgage debt or \$25,000).

State laws also differ substantially with respect to whether formal notification constitutes a precondition to the mortgagee's liability for actual damages and/or statutory damages. In some states, the mortgagee is liable only if it failed to record a timely satisfaction following a formal demand by the owner of the mortgaged land. In others, the mortgagor need not make any demand in order to trigger the mortgagee's potential liability.

This lack of uniformity is unfortunate, as it encourages national mortgage lenders to treat otherwise similarly-situated mortgagors differently. Perhaps not surprisingly, some national mortgage lenders "prioritize" providing satisfactions on a state-by-state basis, depending upon a state's grace period and applicable sanctions for noncompliance. As a result, these lenders tend to provide services first to customers in states with the most punitive statutes. This type of service may have the effect of encouraging states to engage in a "race to the bottom" to increase

the penalties in order to promote preferential treatment of their own citizens. In fact, since 1989, at least eleven states have increased their minimum statutory damage for untimely satisfactions; no states have reduced it during that same period.

Another important area of state nonuniformity concerns the content and filing requirements for mortgage satisfaction documents. A national mortgage lender may have to generate satisfaction documents to comply with hundreds of different state and local requirements, both as to content and technical requirements. This nonuniformity provides a stark contrast to Article 9 of the Uniform Commercial Code, under which there exists a simple standard national form for terminating the effectiveness of a financing statement. Furthermore, many state mortgage satisfaction laws require the mortgagee to recite a great deal of information in the satisfaction document (such as, for example, a legal description of the mortgaged land) that is not practically necessary for a satisfaction document to serve a title-clearing function. As a result, post-closing delays in recording satisfactions often occur because a mortgagee has executed a satisfaction document and submitted it for recording on a timely basis, only to have the recorder of deeds reject the document for noncompliance with content or technical requirements that do not advance the notice function served by the recording system.

The Act attempts to ensure that mortgagees and their servicers have an appropriate incentive to act promptly to prepare and record the appropriate documents needed to assist a landowner in clearing title to mortgaged real property. At the same time, however, the Act recognizes that given the structure of today's mortgage market, conscientious mortgagees and their servicers need a realistic period of time to confirm the full payment of the mortgage debt (*e.g.*, clearance of payoff funds), to prepare a sufficient satisfaction, and to submit it to the appropriate recorder's office. The Act provides the mortgagee with 30 days to prepare and submit for recording a satisfaction document, beginning at the time that the mortgagee receives full payment or performance. No notification to the mortgagee is necessary in order to trigger this 30-day period. If the mortgagee fails to submit a satisfaction document for recording within this period, the mortgagee is generally liable for any actual damages proximately caused by its failure.

In an effort to provide an appropriate economic incentive to mortgagees, the Act also authorizes the imposition of statutory damages and liability for attorney's fees. However, the mortgagee is not liable for statutory damages and attorney's fees unless it has first been given a notification and an opportunity to cure its failure to record a timely satisfaction (or to demonstrate its attempted compliance and agree to issue a duplicate satisfaction, or authorize an appropriate person to do so). As a result, the Act provides that if a mortgagee has failed to submit a satisfaction document for recording within 30 days following receipt of full payment of the mortgage debt, the landowner may give a notification to the mortgagee (via certified mail, return receipt requested) demanding that the mortgagee prepare and record a satisfaction document within the following 30 days. If the mortgagee fails to respond to that demand within this additional 30 days, the Act permits the owner of the mortgaged land to recover statutory damages and attorney's fees (in addition to any actual damages caused by the failure).

In order to minimize the risk that a recorder rejects a satisfaction document because it lacks content that is otherwise unimportant, the Act provides a form of satisfaction document that contains only the minimal information necessary for a satisfaction to be appropriately indexed (and thereby satisfy the notice function of the recording system). The Act requires that a recording officer cannot reject a satisfaction document because it lacks information beyond that specified by the Act's simple form.

The Payoff Statement

Introduction. In most transactions, the mortgagor repays the mortgage debt prior to its originally scheduled maturity, when the mortgagor either sells the land or refinances the outstanding mortgage debt. In these transactions, the mortgagor typically asks the mortgagee to issue a "payoff statement" that identifies the outstanding balance of the mortgage debt. The mortgagor (or, more typically, a title insurer, attorney, lender, or other person facilitating the sale or refinancing) then uses the information contained in the payoff statement to remit the specified outstanding balance to the mortgagee.

Mortgagors typically do not have difficulty obtaining a prompt payoff statement from a conscientious mortgage lender or its servicer. Nevertheless, state statutes do vary somewhat with respect to whether the lender has an affirmative duty to provide a payoff statement, the time period in which the lender must respond to such a request (periods range from 5 days in some states to up to 10 or more in others), the persons entitled to make such a request, the form or content of a payoff statement, and the consequences for a mortgage lender that fails to respond in a timely manner. With the increasing development of the national mortgage market, the Act attempts to promote uniformity by providing that a mortgagee has an affirmative duty to provide a payoff statement within 10 days of a proper request. The Act specifies minimal content for a payoff statement to assure that the recipient can use the statement to determine the amount of each type of fee or charge that comprises the payoff amount. The Act also seeks to clarify the persons that may request a payoff statement as well as the mortgagee's ability to charge a fee for the issuance or expedited delivery of a payoff statement.

Reliability. If a payoff statement is accurate, payment of the stated amount legally satisfies the mortgage debt — thereby triggering the mortgagee's obligation to issue a satisfaction of the mortgage. If the payoff statement is incorrect, however, the effect of the mortgagor's payment is less clear. As a matter of law, the mortgagor generally must pay the full balance of the secured obligation in order to satisfy the mortgage. If the amount specified in the payoff statement was too low, the mortgagor's payment would not satisfy the entire mortgage obligation.

Nevertheless, the parties to a sale or refinancing transaction typically rely upon the payoff statement in completing that transaction. For example, a person buying the mortgaged land from the mortgagor may choose to perform the contract believing that the mortgagee's receipt of the specified payoff amount was sufficient to extinguish the mortgage debt. In this situation, the

buyer will argue that the mortgagee should be estopped from denying the accuracy of the payoff statement. If a court recognizes this estoppel theory, the mortgagee can still collect the remaining balance of the debt from the mortgagor as a personal obligation (assuming the mortgage debt was a recourse obligation), but cannot enforce the lien of the mortgage against the buyer who relied upon the payoff statement. In effect, the application of estoppel doctrine would render the mortgage unenforceable against the buyer (or the buyer's mortgage lender). Consistent with this well-established principle, the Act provides that a mortgagee that issues a payoff statement that contains an erroneous payoff amount is precluded from denying the accuracy of the payoff amount as against any person who has reasonably and detrimentally relied upon the erroneous payoff amount.

In some circumstances, doubt about the reasonableness of a person's reliance on a payoff statement may result from language in the payoff statement that attempts to qualify the statement's reliability. For example, a payoff statement may state that it is subject to being corrected by the mortgagee for a specified period of time (which may extend beyond the scheduled closing date of a sale or refinancing transaction). The Act provides that a mortgage lender may not qualify the accuracy of a payoff amount or state that it is subject to change before the payoff date unless the payoff statement provides information sufficient to permit the recipient to request and obtain, at no charge, an updated payoff amount during normal business hours on the payoff date or the immediately preceding business day. If the mortgage lender issues an updated payoff amount which turns out to be incorrect, the lender is estopped from enforcing the mortgage against a third person who reasonably and detrimentally relies upon the accuracy of the updated payoff amount.

“Self-Help” Satisfaction

While each state has enacted legislation obligating mortgage lenders to record timely mortgage satisfactions, not all states have provided effective remedial mechanisms to permit the owner of the land to clear its title if the mortgagee has failed to respond to a proper request. When title to real estate remains clouded by an unsatisfied mortgage, all states expressly or implicitly authorize the aggrieved party to bring a judicial action against the mortgagee to obtain an order or declaration quieting title. Unfortunately, this remedy can be cumbersome and time-consuming, given the procedural delays and docket congestion attendant to civil litigation in many jurisdictions.

An increasing number of states have enacted statutes authorizing a nonjudicial or “self-help” satisfaction procedure. Under these state procedures, certain parties that facilitated the closing of a sale or refinancing transaction can take steps to clear the title if a satisfaction document does not appear of record in a timely fashion. Typically, these statutes authorize the designated agent to execute and record an “affidavit of satisfaction,” after first giving the mortgagee notice and an opportunity to record a satisfaction or object that the obligation remains unsatisfied. This affidavit typically recites that the mortgagee has received payment of the balance of the secured obligation as specified in a payoff statement. Upon recording, such an

affidavit constitutes the statutory equivalent of a satisfaction of the mortgage.

Slightly more than one-half of the states have adopted a “self-help” procedure, but state statutes vary widely in both scope and specifics. For example, some statutes limit the availability of a “self-help” satisfaction based upon the mortgage amount or the type of mortgage; others contain no such limitations. State statutes vary widely as to person(s) authorized to record an affidavit of satisfaction. Some states permit only a licensed title insurer to perform this function; other states permit a licensed attorney to do so, and yet others permit both to file the necessary affidavit. A few states authorize such an affidavit to be filed by a refinancing lender or the lender for a buyer. Finally, state statutes also vary widely both as to the content of the affidavit and the duration of the grace period during which the mortgagee can either record a satisfaction on its own or object to the recording of a satisfaction.

Unfortunately, the existing state law “self-help” procedures are rarely used, for two reasons. First, most of the existing “self-help” statutes have notification and grace periods that render them of little use in the majority of cases in which a mortgage is paid off in the context of a sale or refinancing transaction. Under most of the existing “self-help” statutes, these notification and grace periods mean that an affidavit of satisfaction cannot be recorded until (at a minimum) 90 to 120 days has passed following payment. Even if the mortgagee delays in executing and recording a satisfaction document, this delay typically does not continue for the relatively long periods contained in most state “self-help” procedures.

Second, the structure of the existing “self-help” statutes renders them of little value in the more problematic case in which the mortgage was paid off at a previous date. For example:

- Some of the state “self-help” statutes only apply where the closing agent specifically facilitated the payoff of the mortgage. *See, e.g.*, Del. Code Ann. tit. 25, § 2120(a) (attorney may prepare and record affidavit of satisfaction where attorney “paid in full or caused to be paid in full a debt owed by any debtor to any creditor holding a mortgage securing such debt”). Under these statutes, “self-help” satisfaction would be unavailable to a landowner that paid off a mortgage in the ordinary course at maturity, or in a transaction the closing of which was not facilitated by a person eligible to prepare and record the necessary affidavit.
- Most state “self-help” statutes require that closing agent file an affidavit stating, under penalty of perjury, that the mortgagee provided a payoff statement with respect to the secured obligation and that the mortgagee has received payment of the secured obligation in accordance with the payoff statement. In many cases, the closing agent must even attach a copy of the payoff statement and evidence of payment to the affidavit. *See, e.g.*, Vt. Stat. Ann. tit. 27, § 464a(a), (c). Such requirements render a self-help statute effectively useless to a landowner that paid off a mortgage in the ordinary course at maturity, or to a landowner that cannot locate a copy of the payoff statement but which has other reliable evidence of full payment of the mortgage debt.

- Finally, the language of many of the state “self-help” statutes renders them useless in the precise situation in which they could be most useful for title clearing purposes — when the secured creditor to whom payment was made is now defunct. Most of the state “self-help” statutes require that the closing agent file an affidavit stating, under penalty of perjury, that the mortgagee has received written notification of the closing agent’s intention to prepare and record an affidavit evidencing the satisfaction of the secured obligations. *See, e.g.,* Vt. Stat. Ann. tit. 27, § 464a(a). Where the secured creditor who received payment is now defunct and a closing agent cannot unmistakably identify the financial institution that succeeded to the rights of the defunct secured creditor, compliance with such stringent affidavit requirements becomes impossible.

The Act adopts a “self-help” satisfaction procedure, but structures that procedure in a fashion designed to make the procedure more functional, especially in cases involving a defunct mortgage lender. Under the Act, a “satisfaction agent” may prepare and record an affidavit of satisfaction, but only after first giving notification to the mortgagee and giving the mortgagee 30 days to record a satisfaction (or authorize an appropriate person to do so) or object that the secured obligation remain unsatisfied. In the event that the mortgagee raises a timely objection, the self-help procedure is unavailable. If the mortgagee fails to raise a timely objection, the satisfaction agent may record an affidavit of satisfaction, which affidavit constitutes a satisfaction of the mortgage — unless the satisfaction agent receives notification that the mortgage has been assigned and identifying the name and address of the assignee. In that event, the self-help procedure is unavailable until the satisfaction agent has provided the necessary notification and grace period to the identified assignee.

In the event that a satisfaction agent wrongly records an affidavit of satisfaction, the satisfaction agent is liable to the mortgagee for the actual loss caused by the recording of the affidavit. For this reason, the Act limits the class of “satisfaction agents” to licensed attorneys and title insurers, against whom an injured mortgagee would have a reasonable prospect of recovery in the event an affidavit of satisfaction was improper. The Act also authorizes the appropriate state agency to adopt regulations establishing registration and bonding requirements for those who serve as satisfaction agents.

Scope of the Act

Although the “self-help” statutes in many states apply only to residential mortgages, most existing state mortgage satisfaction statutes generally draw no distinction between residential and nonresidential mortgages with respect to the mortgagee’s obligation to record a timely satisfaction. By contrast, this Act is limited in scope to satisfaction of mortgage loans secured by residential real property, *i.e.*, real property that is used primarily for personal, family, or household purposes and is improved by one to four dwelling units. Accordingly, the provisions of the Act would not apply to mortgage loans secured by commercial real property. A mortgagee’s obligation to prepare and record a satisfaction of a mortgage loan covering

commercial real property would continue to be governed by existing state law other than this Act.

This scope limitation reflects that many of the ostensible problems with mortgage satisfaction do not appear to manifest themselves in the context of commercial mortgages. To a significant extent, this is a function of relative transactional volume in these two contexts. The overwhelming majority of transactions, in both volume and dollar amount, are in the residential setting — in 2001, residential mortgage origination totaled \$2.42 trillion as compared to \$73.8 billion in nonresidential mortgage origination. Anecdotal evidence suggests that delays in obtaining mortgage satisfactions often manifest themselves most significantly during periods of high refinancing volume, which is common in the residential mortgage market where standard Fannie Mae/Freddie Mac mortgage forms permit residential borrowers to prepay without penalty — by contrast to the commercial mortgage market, where prepayment fees often reduce or eliminate the economic incentive to seek refinancing. Because the consequences of nonuniform state legislation fall most heavily upon nationwide residential mortgage lenders, the Act's provisions are limited to lenders within this context.

The Act's scope is a function of the character of the real property, not the character of the loan. Accordingly, it is possible that a lender may make a loan that it characterizes as commercial (*e.g.*, a business line of credit) and which it may also secure with a mortgage on the primary residence of the borrower or an officer/principal of the borrower. In that circumstance, the provisions of this Act will apply to the lender's obligations with respect to the mortgage on the primary residence, even though the lender may not characterize the loan in its own records as a residential loan.

1 **UNIFORM RESIDENTIAL MORTGAGE SATISFACTION ACT**

2 **[ARTICLE] 1**

3 **DEFINITIONS AND GENERAL PROVISIONS**

4
5 **SECTION 101. SHORT TITLE.** This [act] may be cited as the Uniform Residential
6 Mortgage Satisfaction Act.

7 **SECTION 102. DEFINITIONS.** In this [act]:

8 (1) “Address for giving a notification” means, for the purpose of a particular type
9 of notification, the most recent address provided in a document by the intended recipient of the
10 notification to the person giving the notification. If the person giving the notification has reason
11 to know of a more accurate address, the term means that address.

12 (2) “Day” means calendar day.

13 (3) “Document” means information that is inscribed on a tangible medium or that
14 is stored in an electronic or other medium and is retrievable in perceivable form.

15 (4) “Entitled person” means the landowner or a person liable for payment or
16 performance of the obligation secured by the real property described in a security instrument.

17 (5) “Good faith” means honesty in fact and the observance of reasonable
18 commercial standards of fair dealing.

19 (6) “Landowner” means a person that, before foreclosure, has the right of
20 redemption in the real property described in a security instrument.

21 (7) “Notification” means a document containing information required under this
22 [act] and signed by the person required to provide the information.

1 (8) "Organization" means a person other than an individual.

2 (9) "Payoff amount" means the sum necessary to satisfy a secured obligation.

3 (10) "Payoff statement" means a document containing the information specified
4 in Section 201(c).

5 (11) "Person" means an individual, corporation, business trust, estate, trust,
6 partnership, limited liability company, association, joint venture, public corporation, government,
7 or governmental subdivision, agency, or instrumentality, or any other legal or commercial entity.

8 (12) "Recording data" means the date and [book and page number] [document
9 number] that indicate where a document is recorded in the appropriate governmental office under
10 [the recording act of this state].

11 (13) "Residential real property" means real property that is used primarily for
12 personal, family, or household purposes and is improved by one to four dwelling units.

13 (14) "Secured creditor" means a person that holds or is the beneficiary of a
14 security interest or that is authorized both to receive payments on behalf of a person that holds a
15 security interest and to record a satisfaction of the security instrument upon receiving full
16 performance of the secured obligation. The term does not include a trustee under a security
17 instrument.

18 (15) "Secured obligation" means an obligation the payment or performance of
19 which is secured by a security interest.

20 (16) "Security instrument" means an agreement, however denominated, that
21 creates or provides for a security interest, whether or not it also creates or provides for a lien on
22 personal property.

1 (17) “Security interest” means an interest in residential real property located in
2 this state, created by a security instrument, securing payment or performance of an obligation.

3 (18) “Sign” means, with present intent to adopt or accept a document:

4 (A) to execute or adopt a tangible symbol; or

5 (B) to attach to or logically associate with the document an electronic
6 sound, symbol, or process.

7 (19) “State” means a state of the United States, the District of Columbia, Puerto
8 Rico, the United States Virgin Islands, or any territory or insular possession subject to the
9 jurisdiction of the United States.

10 (20) “Submit for recording” means to deliver, with required fees and taxes, a
11 document sufficient to be recorded under this [act], to the appropriate governmental office under
12 [the recording act of this state].

13 Preliminary Comments

14
15 *Introductory comment to definitions.* Under American law and customary practice, there
16 are a variety of different documents — such as the mortgage, the deed of trust, the deed to secure
17 debt (to name but a few) — by which parties may use an interest in real property as security for
18 debts and obligations. Many existing state laws governing the satisfaction of these documents
19 use the traditional terms “mortgage,” “mortgagor,” and “mortgagee.” The Act does not use these
20 terms, so as to dispel any notion that the Act’s coverage is limited only to a “mortgage.” Instead,
21 the Act uses terms that have no common law or statutory roots tying them to any particular form.
22 Instead of terms such as “mortgage” or “deed of trust,” the Act substitutes the general term
23 “security instrument.” In place of “mortgagee” or “beneficiary,” the Act uses “secured creditor.”
24 The secured creditor’s interest in real property is defined as a “security interest” rather than as a
25 “lien” or as “title.” Thus, for purposes of the Act it is irrelevant whether a state follows the “lien
26 theory” or “title theory” of mortgage law.

27
28 The Act does not seek to define “real property,” but leaves the parameters of that term to
29 other state law.

30
31 1. “Address for notification.” Whenever the Act requires a person to give notification to

1 another person — *e.g.*, when a landowner must give notification and opportunity to cure to a
2 secured creditor who has failed to record a timely satisfaction under Section 203(b) — the
3 notification is given at the intended recipient’s address for notification. This address is the most
4 recent address, for the purpose of a particular type of notification is given, as provided in a
5 document by the intended recipient of the notification to the person giving the notification. This
6 definition reflects the business practices of mortgage lenders, who sometimes specify different
7 addresses for notification depending upon the purpose of the notification. For example, a lender
8 may require that requests for payoff statements be directed to one address (*e.g.*, the address of the
9 lender’s loan servicer), while other requests for information or general legal notices might be
10 directed to a different address. Subsection (1) thus recognizes that the proper address for
11 notification may vary depending upon the purpose of the particular notification.
12

13 In any event, if the person giving the notification has reason to know of a more accurate
14 address, then the term means that address.
15

16 2. “Day.” The definition of “day” is identical to that used in Section 102(3) of the
17 Uniform Nonjudicial Foreclosure Act. Days must be counted to determine the expiration of the
18 various grace periods prescribed by the Act. All days including Saturdays, Sundays, and holidays
19 are counted. Nevertheless, Section 103(c) provides that if the final day for giving a required
20 notification would fall on a Saturday, Sunday, or legal holiday, that notification may properly be
21 given on the next weekday that is not a legal holiday.
22

23 3. “Document.” The definition of “document” refers to information on a tangible or
24 electronic medium. The term is media-neutral and is consistent with the definition of the term
25 “record” as used in the Uniform Commercial Code and the Uniform Electronic Transactions Act.
26 In selecting the term “document” as used in this Act, an explicit decision was made not to use the
27 term “record.” In real estate law and practice, the term “record” has a distinct meaning relating
28 to the process of storing real estate information rather than the information itself (*e.g.*, a person
29 can *record* a document by submitting it to the *recorder*). If this Act used the term “record” to
30 refer to information, it could result in confusion and misinterpretation.
31

32 4. “Entitled person.” Section 201 of the Act permits an “entitled person” to request a
33 payoff statement specifying the payment necessary to satisfy the lien of a security instrument.
34 The term “entitled person” includes both the landowner at the time of the payoff statement
35 request and any person liable on the secured obligation (including the original obligor, an
36 assuming grantee, or any guarantor).
37

38 5. “Good faith.” This definition is identical to the definition contained in the Uniform
39 Commercial Code. Generally, the Act imposes liability (both for statutory and actual damages)
40 upon a secured creditor who fails to record a satisfaction within a timely period following notice
41 and opportunity to cure. Section 203(b). However, a secured creditor is not liable if it has
42 established a reasonable procedure for recording satisfactions of security instruments, has
43 complied with that procedure in good faith, and was unable to record because of circumstances

1 beyond its control. Section 205.
2

3 6. “Landowner.” Under the “title theory” of mortgages, a mortgagee holds legal title to
4 the mortgaged premises. By contrast, under the “lien theory” of mortgages followed in the
5 majority of American jurisdictions, the mortgagee (or “secured creditor” under the Act) holds
6 only a security interest in the mortgaged premises. The Act defines the term “landowner” to
7 mean the owner of the right to redeem the real property described in the security instrument prior
8 to foreclosure. The Act defines the term in this fashion so as to make it irrelevant whether a
9 particular state adopting the Act follows title theory or lien theory.
10

11 The identity of the “landowner” may vary in this Act depending upon context. For
12 example, suppose that Bank holds a mortgage on Blackacre, a parcel of real property owned by
13 Heinsz. Heinsz has entered into a contract to sell Blackacre to Bailey. For the purpose of
14 obtaining a payoff statement with respect to the balance of the mortgage obligation, Heinsz is the
15 “landowner” within the meaning of the Act, even though Heinsz seeks the payoff statement in
16 anticipation of a sale of the real property to Bailey.
17

18 By contrast, assume that Heinsz has now performed the contract of sale by deeding the
19 real property to Bailey. If Bank fails to record a timely satisfaction of its mortgage as required by
20 this Act, Bailey is now the “landowner” for the purpose of giving notification to the Bank of its
21 failure, or for the purpose of recovering any damages on account of Bank’s failure.
22

23 7. “Notification.” In several places, the Act requires one person to give “notification” to
24 another. Such a notification must be in the form of a “document” (Section 102(3)), must contain
25 the information required by the specific provision of the Act, and must be “signed” (Section
26 102(18)) by the person required to provide the notification.
27

28 8. “Organization.” This is the boilerplate definition of the term as used in uniform acts.
29

30 9. “Payoff amount” and “payoff statement.” Most mortgage loans are paid off prior to
31 maturity, either upon a transfer of the mortgaged land or upon a refinancing by the landowner. In
32 these situations, the mortgage lender customarily issues a payoff statement specifying a payoff
33 amount, or the payment necessary to satisfy the outstanding balance of the mortgage loan. Under
34 the Act, the secured creditor must issue a payoff statement substantially complying with Section
35 202(a) within 10 days after receiving a request from an “entitled person” as defined in Section
36 102(4).
37

38 10. “Person” includes both natural persons (individuals) and all forms of legally
39 recognized public and private organizations.
40

41 11. “Recording data.” This definition is similar to that used in Section 102(15) of the
42 Uniform Nonjudicial Foreclosure Act, and refers to the customary way of identifying the precise
43 place where a document is recorded in the jurisdiction. Some jurisdictions customarily refer to

1 book and page number, some to a document number, and others to other types of designations.
2

3 12. “Residential real property.” This Act applies only to the satisfaction of security
4 instruments covering real property that is used primarily for personal, family, or household
5 purposes and is improved by one to four dwelling units. This effectively limits the provisions of
6 the Act to the consumer mortgage context. Any mortgage that qualifies as a “federally related
7 mortgage” and is intended or eligible to be sold on the secondary market would be a security
8 instrument covering residential real property as defined in this Act.
9

10 13. “Secured creditor” means a person that holds a security interest in residential real
11 property. The term includes a person who is servicing the debt evidenced by a security
12 instrument, if that person is also authorized by the secured creditor to record a satisfaction of the
13 security instrument upon receiving full payment or performance of the secured obligation.
14

15 The term does not include the trustee under a deed of trust or any other security
16 instrument that denominates a “trustee.” In many deed of trust states, the beneficiary executes
17 and records a satisfaction of the deed of trust following full payment of the underlying obligation.
18 In these states, the trustee under the deed of trust need not execute the satisfaction document.
19 Because the trustee’s role under a deed of trust is specific to the foreclosure context, omitting the
20 trustee as a party to a satisfaction document reflects sound policy and practice. The involvement
21 of a trustee under a deed of trust serves no useful protective role once the beneficiary has
22 received full payment of the debt secured by the deed of trust.
23

24 In some states, however, either law or custom provide that the trustee executes a
25 satisfaction document. In these states, a secured creditor that has received full payment must
26 contact the trustee, direct the trustee to prepare and record a satisfaction document, and monitor
27 to ensure the trustee’s compliance. This process creates additional delay and inefficiency that
28 serves no useful purpose. As a result, the Act makes clear that a “secured creditor” is the person
29 authorized to prepare and record a satisfaction of a deed of trust, not the trustee.
30

31 14. “Secured obligation” covers all obligations the performance of which are reducible to
32 monetary terms and secured by a security interest.
33

34 15. “Security instrument.” This definition is identical to that used in Section 102(19) of
35 the Uniform Nonjudicial Foreclosure Act, and recognizes that the title given to a document by its
36 parties is not dispositive of whether the document is a security instrument. Instead, the key issue
37 is whether the document creates a security interest.
38

39 For purposes of the Act, a “security instrument” must cover real property, although it may
40 additionally cover personal property. A secured creditor’s compliance with the Act (*e.g.*, by
41 recording a timely satisfaction of a security instrument following full performance of the secured
42 obligations) may not fully discharge the secured creditor’s legal obligations with respect to a
43 secured transaction that also covers personal property. In such a case, the secured creditor may

1 also have to file a Uniform Commercial Code termination statement with respect to the personal
2 property collateral. U.C.C. § 9-513.

3
4 The Act does not specifically address the extent to which its provisions apply to an
5 installment land contract or contract for deed. In those states where existing statutory provisions
6 or judicial decisions have equated a contract for deed and a mortgage, the contract for deed
7 would constitute a “security instrument” and the provisions of this Act would apply. In other
8 states, the Act leaves to judicial resolution the extent to which its provisions would apply to the
9 installment contract vendor and vendee and their respective successors.

10
11 16. “Security interest.” Under the Act, a security interest arises in any transaction,
12 regardless of its form, in which a person receives or retains an interest in residential real property
13 for the purpose of securing an obligation owed to that person. Certain types of interests in land,
14 such as judgment liens and mechanics liens, arise only by statute or operation of law, and these
15 liens do not constitute “security interests” within the meaning of the Act. Accordingly, the Act
16 does not address the obligation of a judgment lien holder to record evidence of the satisfaction of
17 that judgment lien.

18
19 17. “Sign.” This definition is media-neutral and comparable to that contained in
20 Uniform Commercial Code § 2-103(1)(p).

21
22 18. “State.” This definition is the boilerplate definition of the term as used in uniform
23 acts.

24
25 19. “Submit for recording.” The Act requires a secured creditor to submit for recording a
26 sufficient satisfaction of the security instrument upon full payment of the secured obligation.
27 Section 203(a). The Act also permits a “satisfaction agent” to submit for recording an affidavit
28 of satisfaction if the secured creditor has failed to submit for recording a satisfaction in a timely
29 fashion following notice and an opportunity to cure such failure. Section 303. To “submit for
30 recording” means that the person has submitted a document that has complied with the
31 appropriate legal requirements for the document submitted, along with required fees and taxes, to
32 the appropriate recording official.
33

34 **SECTION 103. NOTIFICATION: MANNER OF GIVING AND EFFECTIVE**

35 **DATE.**

36 (a) Except as otherwise provided in Sections 203(b) and 302(b), a person gives a
37 notification by:

38 (1) depositing it in the mail or with a commercially reasonable delivery

1 service, properly addressed to the recipient's address for giving a notification, with first-class
2 postage or cost of delivery provided for;

3 (2) sending it by facsimile transmission or electronic mail to the
4 recipient's address for giving a notification, but only if the recipient agreed to receive notification
5 in that manner; or

6 (3) causing it to be received at the address for giving a notification within
7 the time that it would have been received if given pursuant to paragraph (1).

8 (b) A notification is effective:

9 (1) the day after it is deposited with a commercially reasonable delivery
10 service for overnight delivery;

11 (2) three days after it is deposited with the United States Postal Service,
12 first-class mail with postage prepaid, or with a commercially reasonable delivery service for
13 delivery other than by overnight delivery;

14 (3) the day it is given, if given pursuant to subsection (a)(2); or

15 (4) the day it is received, if given by a method other than as provided in
16 subsection (a)(1) or (2).

17 [(c) If this [act] or a notification given pursuant to this [act] requires performance
18 on or by a certain day and that day is a Saturday, Sunday, or legal holiday under the laws of this
19 state or the United States, the performance is sufficient if performed on the next day that is not a
20 Saturday, Sunday, or legal holiday.]

21 *Legislative note: Subsection (c) should be omitted if the jurisdiction has in force a general*
22 *statute with substantially the same effect.*

1 **Preliminary Comments**

2
3 1. *Methods of giving a notification under this Act.* Generally speaking, notices required
4 by this Act may be transmitted by registered or certified mail, regular mail, or commercially
5 reasonable delivery service. Proper dispatch, not receipt, satisfies the obligation to give
6 notification.

7
8 Often, customary practice in real estate transfer or refinancing transactions will involve
9 notification by facsimile transmission. For example, a secured creditor may provide a payoff
10 statement by facsimile transmission (often at the specific request of a landowner or closing
11 agent). Subsection (a)(2) permits a person to give notification by facsimile transmission if the
12 intended recipient has agreed (either in the loan documents or otherwise) to receive notification
13 in this manner. For example, if a landowner requests that a secured creditor provide a payoff
14 statement by facsimile transmission, this request will authorize the secured creditor to provide
15 the notification by facsimile transmission even if the security instrument itself does not so
16 provide. Likewise, if a secured creditor maintains a website indicating that requests for payoff
17 statements may be directed to a particular fax number, or provides correspondence to a borrower
18 indicating that requests for payoff statements may be directed to a particular fax number, the
19 secured creditor has agreed to receive requests for payoff statements at that number by facsimile
20 transmission.

21
22 The Act also permits a person to give notification by electronic mail, but again only
23 where the intended recipient had agreed to receive notification by electronic mail.

24
25 Subsection (a)(3) permits a person to give notification in any manner that would result in
26 the notification being received within the time that the recipient would have received it if given
27 by mail or commercially reasonable delivery service. This subsection would permit a person to
28 give a notification by means of physical delivery to its intended recipient.

29
30 The person asserting that notification was given has the burden of proof that notification
31 was given in accordance with the provisions of Section 103.

32
33 2. *Notification by certified mail required in certain circumstances.* Section 203(b)
34 imposes potential liability for a statutory penalty and attorney’s fees upon a secured creditor that
35 has failed to record a timely satisfaction after receiving notification and an opportunity to cure its
36 failure. Likewise, Article 3 authorizes a “satisfaction agent” to prepare and record an affidavit of
37 satisfaction if the secured creditor has failed to record a timely satisfaction after notice and an
38 opportunity to cure its failure. In these two cases, Sections 203(b) and 302(b) require that
39 notification to the secured creditor be directed by certified mail, return receipt requested.

40
41 3. *Effective date of notification.* The Act requires a landowner to give a secured creditor
42 notification and a 30-day cure period before the landowner can recover a statutory penalty and
43 attorney’s fees for that creditor’s failure to record a timely satisfaction. Section 203(b).

1 Likewise, before a satisfaction agent may execute and record an affidavit of satisfaction when the
2 secured creditor has failed to record a timely satisfaction, the satisfaction agent must give the
3 secured creditor notification and a 30-day period in which to fulfill its obligation to record that
4 satisfaction or otherwise object to the recording of a satisfaction. Section 302(a). To avoid
5 uncertainty about the expiration of these grace/cure periods, the Act provides that these periods
6 shall commence upon the “effective date” of a notification. Subsection (b) specifies the effective
7 date of a particular notification, determined by reference to the approximate delivery time for a
8 particular manner of delivery.
9

10 **SECTION 104. DOCUMENT OF RESCISSION: EFFECT; LIABILITY FOR**
11 **WRONGFUL RECORDING.**

12 (a) In this section, “document of rescission” means a document stating that an
13 identified satisfaction or affidavit of satisfaction of a security instrument was recorded
14 erroneously, the secured obligation remains unsatisfied, and the security instrument remains in
15 force.

16 (b) If a person records a satisfaction or affidavit of satisfaction of a security
17 instrument in error, the person may execute and record a document of rescission. Upon
18 recording, the document rescinds an erroneously recorded satisfaction or affidavit.

19 (c) A recorded document of rescission has no effect on the rights of a person that:
20 (1) acquired an interest in the real property described in a security
21 instrument after the recording of the satisfaction or affidavit of satisfaction of the security
22 instrument and before the recording of the document of rescission; and

23 (2) would otherwise have priority over or take free of the lien created by
24 the security instrument under [the recording act of this state].

25 (d) A person that wrongfully records a document of rescission is liable to any
26 person injured thereby for the actual loss caused by the wrongful recording and reasonable

1 attorney's fees and costs.

2 Preliminary Comments

3
4 1. *Authorization to record rescission of satisfaction.* Section 104 permits a person that
5 has erroneously recorded a satisfaction of a security instrument to prepare and record a
6 "document of rescission" rescinding the satisfaction and reinstating the lien of the security
7 instrument. In this manner, the Act addresses the practical and logistical problems associated
8 with the inadvertent or erroneous recording of a mortgage satisfaction.
9

10 For example, suppose that Bank receives a payoff of a loan secured by a mortgage on
11 Parcel X. Unfortunately, in preparing correspondence relating to the satisfaction of the
12 mortgage, Bank's employee mistakenly transposes digits in the mortgage loan number. As a
13 result, Bank mistakenly transmits to the recording official a satisfaction of the mortgage on
14 Parcel Y, on which there remains a substantial outstanding balance. Although Bank can request
15 the owner of Parcel Y to execute a new mortgage, the owner of Parcel Y may not cooperate in
16 this effort (even if the owner of Parcel Y is legally obligated to do so). In this example,
17 subsection (a) would permit the Bank to record a document of rescission that reinstates its lien
18 against Parcel Y.
19

20 2. *Effect of document of rescission on third parties.* Subsection (c) addresses the rights
21 of a third party that acquires an interest in the real property following an erroneous satisfaction
22 but before a document of rescission is recorded. The Act confirms that a document of rescission
23 is ineffective against any person entitled to the protection of the state's recording act.
24

25 For example, in the hypothetical described in comment 1, suppose that following Bank's
26 inadvertent satisfaction of the mortgage on Parcel Y, the owner of Parcel Y sold that parcel to
27 English. English paid value and did not know or have reason to know that Bank's recorded
28 satisfaction was erroneous. Subsection (c) confirms that in a jurisdiction with a pure notice
29 recording statute, English would take Parcel Y free and clear of Bank's mortgage. Bank's
30 subsequent attempt to rescind the erroneous satisfaction would be ineffective against English.
31

32 The Act leaves to the state's recording statute what classes of intervening persons may
33 claim the protection of subsection (c). For example, recording acts in most states protect only
34 reliance creditors (*e.g.*, buyers and mortgagees). In those states, a intervening judgment lien
35 creditor or a donee would not be able to claim the protection of subsection (c). In a state that
36 permits judgment lien creditors to obtain the protection of the recording act, however, subsection
37 (c) would provide the intervening creditor with priority over the secured creditor's reinstated
38 lien..
39

40 3. *Damages for wrongful rescission.* Subsection (d) authorizes a person injured by the
41 wrongful recording of a document of rescission to recover damages in the amount of the loss
42 caused by the rescission, along with reasonable attorney's fees and court costs. The exercise of

1 this remedy is subject to the normal rules of pleading and proof.

2
3 4. *Rescission by satisfaction agent.* Under Article 3 of this Act, a “satisfaction agent”
4 may file an affidavit of satisfaction if a secured creditor fails to record a timely satisfaction after
5 notice and an opportunity to cure that failure. Under Section 305(a), a recorded affidavit of
6 satisfaction constitutes a “satisfaction” for purposes of this Act. For clarity’s sake, Section 104
7 makes clear that a satisfaction agent that erroneously recorded an affidavit of satisfaction could,
8 in appropriate cases, record a document rescinding the affidavit of satisfaction under this section.

1 [ARTICLE] 2

2 SECURED CREDITOR TO RECORD SATISFACTION; LIABILITY FOR FAILURE

3
4 SECTION 201. PAYOFF STATEMENT: REQUEST AND CONTENT.

5 (a) An entitled person or an authorized agent of an entitled person may give to the
6 secured creditor a notification requesting a payoff statement for a specified payoff date not more
7 than 30 days after the notification is given. The notification must contain:

8 (1) the entitled person's name;

9 (2) if given by a person other than an entitled person, the name of the
10 person giving the notification and a statement that the person is an authorized agent of the
11 entitled person;

12 (3) a direction whether the statement is to be sent to the entitled person or
13 that person's authorized agent;

14 (4) the address to which the creditor must send the statement; and

15 (5) sufficient information to enable the creditor to identify the secured
16 obligation and the real property encumbered by the security interest.

17 (b) If a notification under subsection (a) directs the secured creditor to send the
18 payoff statement to a person identified as an authorized agent of the entitled person, the secured
19 creditor may presume that the person is an authorized agent and must send the statement to the
20 person, unless the secured creditor knows that the entitled person has not authorized the request.

21 (c) Within 10 days after the effective date of a notification that complies with
22 subsection (a), the secured creditor shall issue a payoff statement and send it to the entitled

1 person or the authorized agent in the manner prescribed in Section 103 for giving a notification.

2 A secured creditor that sends a payoff statement to the entitled person or the authorized agent
3 may not claim that the notification did not satisfy subsection (a). A recipient of a notification
4 under Section 201(a) which does not claim an interest in the secured obligation is not required to
5 send a payoff statement.

6 (d) The payoff statement must contain:

7 (1) the date on which it was prepared and the payoff amount as of that
8 date, including the amount by type of each fee, charge, or other sum included within the payoff
9 amount;

10 (2) the information reasonably necessary to calculate the payoff amount as
11 of the requested payoff date, including the per diem interest amount; and

12 (3) the payment cutoff time, if any, the address or place where payment
13 must be made, and any limitation as to the authorized method of payment.

14 (e) A secured creditor may not qualify a payoff amount or state that it is subject to
15 change before the payoff date unless the payoff statement provides information sufficient to
16 permit the entitled person or that person's authorized agent to request an updated payoff amount
17 at no charge and to obtain that updated payoff amount during the secured creditor's normal
18 business hours on the payoff date or the immediately preceding business day.

19 (f) A secured creditor must provide upon request one payoff statement without
20 charge during any six-month period. A secured creditor may charge a fee of [\$25] for each
21 additional request for a payoff statement during that six-month period. However, a secured
22 creditor may not charge a fee for providing or delivering an updated payoff amount under

1 subsection (e) or a corrected payoff statement under Section 202(a).

2 (g) Unless the security instrument provides otherwise, a secured creditor may not
3 be required to send a payoff statement by means other than first-class mail. If the creditor agrees
4 to send a statement by another means, it may charge a reasonable fee for complying with the
5 requested manner of delivery.

6 (h) A secured creditor may include in a payoff statement the amount of any fees
7 authorized under this section.

8 (i) Except as otherwise provided in Section 205, if a secured creditor does not
9 send a timely payoff statement that substantially complies with subsection (d), the creditor is
10 liable to the entitled person for the actual loss caused by the failure plus [\$500]. A creditor that
11 fails to pay the damages provided in this subsection within 30 days after receipt of a notification
12 demanding payment may also be liable for reasonable attorney’s fees and costs.

13 **Preliminary Comments**

14
15 1. *Payoff statements; scope of obligation.* Most residential mortgage loans are paid off
16 prior to maturity, either upon a transfer of the mortgaged land or upon a refinancing by the
17 landowner. In these situations, the mortgage lender customarily issues a payoff statement,
18 specifying the payment needed to satisfy the outstanding balance of the mortgage loan. Sections
19 201 and 202 address the nature and scope of the mortgage lender’s obligation to issue a payoff
20 statement, the contents and effect of such a statement, and the consequences of the mortgage
21 lender’s failure to issue such a statement.

22
23 The payoff statement must include the “payoff amount,” which is defined in Section
24 102(9) as the sum necessary to satisfy the secured obligation. By definition, the “security
25 interest” that secures the “secured obligation” must create an interest in “residential real
26 property” as defined in this Act. *See* Sections 102(13), (15), (17). As a result, the obligation to
27 issue a payoff statement under this Act applies only to mortgage loans secured by “residential
28 real property.”

29
30 2. *Persons entitled to payoff statement.* The Act permits an “entitled person” to obtain a
31 payoff statement, either acting directly or through an authorized agent. An “entitled person”

1 means the landowner or a person liable for payment or performance of the secured obligation
2 (such as a guarantor, or a predecessor in title who was the original mortgagor). As discussed in
3 the comments to Section 102, the identity of the “landowner” (and thus the “entitled person”)
4 under the Act is contextual. In this context, the “entitled person” is the person who owns the
5 mortgaged real property at the time of the request for a payoff statement. If a payoff statement is
6 being requested in conjunction with an upcoming sale or transfer of the mortgaged land, the
7 “landowner” would be the seller/transferor, not the buyer/transferee.
8

9 Consistent with the principles of agency law, an entitled person under this section may act
10 through any authorized agent acting on the entitled person’s behalf. For example, if Seller has
11 contracted to sell mortgaged land to Buyer, and Seller has authorized Attorney to represent her in
12 the transaction, Attorney may properly request a payoff statement on Seller’s behalf. Likewise, if
13 Buyer’s attorney, title insurer or settlement agent will be handling the closing and disbursement
14 of funds, Seller may authorize Buyer or Buyer’s agent to request a payoff statement under this
15 section (even though Buyer’s attorney, title insurer, or settlement agent would not constitute the
16 Seller’s agent for other purposes).
17

18 3. *Payoff statements and junior lienholders.* In some circumstances, there may be other
19 persons who want to obtain payoff information with respect to a secured obligation. For
20 example, in the context of a default under a senior mortgage, a junior lienholder may wish to
21 obtain payoff information regarding the senior mortgage in order to evaluate what steps the
22 junior lienholder should take to protect its interest in the mortgaged land. Under the Act, the
23 junior lienholder would have the right to obtain a payoff statement as an agent of the landowner
24 if the landowner has so authorized, either in the loan documents evidencing the junior lien or
25 otherwise.
26

27 4. *Privacy concerns.* Potential privacy concerns arise with respect to the disclosure of
28 financial information such as the outstanding balance of a mortgage loan. Subsection (a)
29 attempts to address potential privacy concerns by requiring that a person requesting a payoff
30 statement provide sufficient information to enable the secured creditor to identify the secured
31 obligation and the mortgaged real property. A payoff statement request should be sufficient to
32 satisfy this requirement if it includes the loan number or some other identifier assigned by the
33 secured creditor.
34

35 Privacy concerns are of greater significance if the secured creditor discloses financial
36 information to someone other than the obligor. Nevertheless, agents commonly facilitate closing
37 transactions involving the sale or refinancing of real property, and regularly seek payoff
38 statements in connection with such closings. In the overwhelming majority of cases, the person
39 facilitating the closing is in fact authorized by the entitled person to request a payoff statement.
40 As a result, it would be inefficient for the Act to require the entitled person, in every case, to
41 provide a document expressly authorizing the closing agent to request a payoff statement.
42 Subsection (a)(2) requires that if a notification requesting a payoff statement is given by a person
43 other than an entitled person, the notification must identify the requester and state that the

1 requester is an authorized agent of the entitled person. Subsection (b) allows the secured creditor
2 to presume that the requesting person is authorized to make the request on behalf of the entitled
3 person, unless the creditor knows that the request is unauthorized.
4

5 5. *Payoff statement: request.* An entitled person may request a payoff statement by
6 giving a notification containing such a request in the manner specified by Section 103. The
7 notification must identify the proposed payoff date, which cannot be more than 30 days following
8 the date of the notification. The notification must provide the information required by subsection
9 (a). However, the secured creditor’s delivery of a payoff statement precludes a later claim by the
10 creditor that the notification failed to comply with subsection (a). Section 201(c).
11

12 6. *Payoff statement: form.* Because mortgage loans may vary significantly in their terms
13 and conditions, the Act does not specify a particular form that a payoff statement must take to
14 satisfy this section. Instead, subsection (d) provides certain information that the secured creditor
15 must include in order to comply with its obligation to deliver a payoff statement. The payoff
16 statement must enable the entitled person to ascertain how the secured creditor calculated the
17 payoff amount. Accordingly, the Act requires that the payoff statement must reflect, *by type*,
18 each item, fee or charge that comprises the balance of the secured obligation. For example, if the
19 borrower had incurred several individual late payment charges, the secured creditor could group
20 those charges together under a heading entitled “Late Charges.” However, the secured creditor
21 could not aggregate late payment charges, default interest, and a prepayment fee and list them as
22 one “miscellaneous fees and charges.”
23

24 The payoff statement must also include any specified payment cutoff time (*i.e.*, the time
25 after which the borrower will accrue another day’s interest on the secured obligation) and any
26 limitations upon the authorized method of payment, as well as the appropriate address or place
27 for payment.
28

29 7. *Payoff statement: disclaimers as to accuracy of payoff amount.* The secured creditor
30 may include in a payoff statement information beyond that specified in subsection (d). However,
31 such additional information cannot include disclaimers or other language intended to defeat the
32 ability of the entitled person to rely generally upon the accuracy of the payoff amount.
33

34 On the typical mortgage loan, it is possible (if not likely) that the balance of the secured
35 obligation may change between the date that a secured creditor issues a payoff statement and the
36 proposed payoff date. Such a change could occur for a variety of reasons, *e.g.*, a change in the
37 applicable interest rate (if the mortgage note bears a variable rate or includes a provision for
38 default interest); the borrower had made a previous payment that had been posted to the
39 borrower’s account but was subsequently returned for insufficient funds; the loan is a home
40 equity loan and the borrower makes an additional draw on the line of credit following the payoff
41 statement request; or the lender had to advance additional funds to protect its security.
42 Subsection (e) does permit the secured creditor to issue a payoff statement providing that the
43 balance may be subject to change prior to the payoff date, but only if the payoff statement

1 provides sufficient information to permit the entitled person to obtain a reliable updated payoff
2 amount on the payoff date or the immediately preceding business day (e.g., by telephone,
3 facsimile transmission, or electronic mail).

4
5 8. *Payoff statement: fees and charges.* Subsection (f) provides that a secured creditor
6 must provide one payoff statement without charge during any six-month period, but permits the
7 secured creditor to impose a fee for issuing an additional payoff statement during that six-month
8 period. The secured creditor cannot impose a fee for sending a corrected payoff statement or for
9 updating a qualified payoff statement issued under subsection (e). Under subsection (a), a payoff
10 statement would become ineffective 30 days after it was issued. After that time, the secured
11 creditor would have no obligation to provide a free updated payoff amount under subsection (f).

12
13 Subsection (g) provides that a secured creditor may not be required to send a payoff
14 statement by means other than first-class mail (unless the security instrument so requires). If the
15 entitled person requests an expedited manner of delivery and the secured creditor agrees (e.g., by
16 overnight commercial delivery service or facsimile transmission), the creditor may charge a
17 reasonable fee for complying with the requested manner of delivery. Subsection (h) permits the
18 secured creditor to include in the payoff statement any permissible fees for issuance or expedited
19 delivery of a payoff statement.

20
21 9. *Secured creditor's liability for failure to deliver payoff statement.* Under subsection
22 (c), the secured creditor must issue a payoff statement within 10 days after the effective date of a
23 notification requesting a payoff statement. A creditor that receives a notification requesting a
24 payoff statement but does not claim an interest in the secured obligation has no duty to provide a
25 payoff statement.

26
27 If a secured creditor fails to send a timely payoff statement, subsection (i) provides that
28 the creditor is liable to the entitled person for the actual loss caused by its failure, plus the
29 additional sum of [\$500]. This subsection is patterned on U.C.C. Section 9-210(f) and ensures
30 that the secured creditor's nondelivery of a payoff statement will generally result in liability
31 regardless of any injury that may have resulted. In the event that a secured creditor fails to
32 provide a timely payoff statement, the entitled person may give a notification demanding
33 payment of its actual damages (e.g., additional interest accruing on the loan due to the delay) and
34 the statutory penalty. If the creditor pays such sums within 30 days after receipt of the
35 notification, then the creditor is not liable for attorney's fees and court costs incurred by the
36 entitled person in enforcing the creditor's obligations under this section. However, if the creditor
37 does not pay such sums within 30 days after receipt of the notification, subsection (i) authorizes
38 the entitled person to collect reasonable attorney's fees and costs.

39
40 Section 205 provides that if the secured creditor has established a reasonable procedure
41 for complying with its obligation to issue payoff statements, has complied with that procedure in
42 good faith, and was unable to satisfy its obligation because of circumstances beyond its control,
43 the secured creditor is not liable despite its noncompliance with this section.

1 A payoff statement must be in “substantial compliance” with the requirements of
2 subsection (d); a minor error in a payoff statement does not mean that the creditor has failed to
3 provide a payoff statement so as to trigger liability under subsection (i).
4

5 **SECTION 202. INACCURATE PAYOFF STATEMENT: CORRECTION;**
6 **EFFECT.**

7 (a) If a secured creditor determines that the payoff amount it provided in a payoff
8 statement was inaccurate when provided or has become inaccurate, the creditor may send a
9 corrected payoff statement. If the entitled person or that person’s authorized agent receives and
10 has a reasonable opportunity to act upon a corrected payoff statement before making payment,
11 the corrected statement supersedes an earlier statement.

12 (b) A secured creditor that sends a payoff statement containing an erroneous
13 payoff amount may not deny the accuracy of the payoff amount as against any person that
14 reasonably and detrimentally relies upon the erroneous payoff amount. However, this [act] does
15 not preclude a secured creditor from recovering any sum that it did not include in the payoff
16 amount from any person liable for payment of the secured obligation.

17 **Preliminary Comments**
18

19 1. *Corrected payoff statements.* In some circumstances, a secured creditor may issue a
20 payoff statement, only to discover that it erroneously understated the payoff amount. In this
21 situation, subsection (a) permits the secured creditor to issue a corrected payoff statement. If the
22 entitled person or its authorized agent receives and has a reasonable opportunity to act upon the
23 corrected payoff statement before making payment, then the corrected statement supersedes the
24 erroneous statement. *Cf.* U.C.C. Section 4-403 (stop payment order is effective after it is
25 received by a bank and bank has reasonable opportunity to act upon it). The Act leaves to
26 judicial resolution whether a secured creditor has provided a corrected payoff statement within a
27 reasonable time to permit the entitled person or its authorized agent to act upon it.
28

29 2. *Reasonable reliance upon erroneous payoff amount.* Generally speaking, the secured
30 creditor must submit for recording a satisfaction of a security instrument after it receives full

1 payment or performance of the obligation secured by the lien of that instrument. *See* Section
2 203(a). If the secured creditor erroneously understates the payoff amount and does not correct it,
3 however, this error may mislead a buyer or refinancing lender to complete a sale or refinancing
4 transaction. A buyer, a buyer's mortgage lender, or a refinancing lender may pay or advance the
5 amount stated in the payoff statement in reliance upon its accuracy. Subsection (b) makes clear
6 that a court may exercise its equitable authority to preclude a secured creditor from enforcing the
7 security instrument against a person who reasonably and detrimentally relied upon the accuracy
8 of the payoff amount.

9
10 Even if the secured creditor is precluded from enforcing the security instrument, however,
11 subsection (b) makes clear that the secured creditor can still recover the balance of the secured
12 obligation from any person liable for that obligation under law other than this Act. Subsection
13 (b) thus reflects the traditional general rule that the obligor is presumed to know the correct
14 balance of the secured obligation (and thus cannot reasonably rely upon an inaccurate payoff
15 amount).

16
17 In some cases, a secured creditor may attempt to defeat third party reliance by qualifying
18 the accuracy of the payoff amount. Under Section 201(e), however, a secured creditor cannot
19 qualify the accuracy of a payoff amount unless the payoff statement provides information
20 sufficient to permit the entitled person or its authorized agent to obtain an updated payoff amount
21 at no charge during the creditor's normal business hours on the payoff date or the immediately
22 preceding business day. In this way, the Act permits a secured creditor to qualify the reliability
23 of an initial payoff statement, but only by providing the entitled person with the means of
24 obtaining an updated and reliable payoff amount just prior to closing. As a result, an entitled
25 person that receives a statement containing a qualified payoff amount cannot rely upon the
26 accuracy of that amount if the entitled person proceeds to closing without first confirming the
27 updated payoff amount.

28
29 The application of this subsection is demonstrated by the following illustrations:

30
31 *Illustration 1.* Heinsz owned Blackacre, a home subject to a recourse mortgage held by
32 First Bank. Heinsz contracted to sell Blackacre to Waldman for \$100,000, with a closing
33 scheduled for May 1. On April 10, Heinsz obtained a payoff statement from First Bank
34 indicating that Heinsz owed an outstanding balance of \$80,000. The statement qualified
35 the accuracy of the payoff amount, but contained instructions to permit Heinsz to obtain
36 an updated payoff amount via First Bank's website on the payoff date. On May 1, Heinsz
37 obtained an updated payoff amount of \$80,450 from the First Bank website, and
38 communicated the updated payoff amount to Waldman. Waldman completed the
39 purchase, and the settlement agent handling the closing paid \$80,450 to First Bank
40 pursuant to the updated payoff amount. As it turns out, the updated payoff amount was
41 inaccurate; the correct balance was \$80,800, and reflected an additional \$350 advanced
42 by First Bank to maintain insurance on Blackacre. Waldman did not know or have reason
43 to know of the error. First Bank is estopped from denying the accuracy of the payoff

1 amount as against Waldman, and cannot enforce the mortgage against Waldman. First
2 Bank could, however, recover the \$350 from Heinsz pursuant to the terms of the
3 mortgage loan documents.
4

5 *Illustration 2.* Same as Illustration 1, except Heinsz did not obtain an updated payoff
6 amount on May 1. As a result, Waldman completed the purchase, and the settlement
7 agent handling the closing paid \$80,000 to First Bank pursuant to the April 10 payoff
8 statement. First Bank is not estopped from denying the accuracy of the payoff amount as
9 against Waldman, and can enforce the mortgage against Waldman if it does not receive
10 payment of the additional \$800 due on the mortgage loan.
11

12 *Illustration 3.* Heinsz owned Blackacre, a home subject to a recourse mortgage held by
13 First Bank. Heinsz sought to refinance the mortgage through Security Bank. On April
14 10, Heinsz obtained a payoff statement from First Bank indicating that Heinsz owed an
15 outstanding balance of \$80,000. The statement qualified the accuracy of the payoff
16 amount, but contained instructions to permit Heinsz to obtain an updated payoff amount
17 via First Bank's website on the payoff date. On May 1, Heinsz obtained an updated
18 payoff amount of \$80,450 from the First Bank website and communicated the updated
19 payoff amount to Security Bank. That same day, Heinsz completed the refinancing
20 transaction, with Security Bank taking a new mortgage on Blackacre and paying \$80,450
21 to First Bank pursuant to the updated payoff amount. As it turns out, the updated payoff
22 amount was inaccurate, as it did not reflect \$350 advanced by First Bank to maintain
23 insurance on Blackacre. Security Bank did not know or have reason to know of the error.
24 First Bank is estopped from denying the accuracy of the payoff amount as against
25 Security Bank. First Bank's mortgage remains valid against Blackacre to secure Heinsz's
26 obligation to pay the additional \$350 advanced by First Bank. However, by virtue of
27 estoppel, First Bank's mortgage is subordinate to the new mortgage held by Security
28 Bank.
29

30 *Illustration 4.* Heinsz owned Blackacre, a home subject to a home-equity line of credit
31 held by First Bank. Heinsz contracted to sell Blackacre to Waldman for \$100,000, with a
32 closing scheduled for May 1. On April 10, Heinsz obtained a payoff statement from First
33 Bank indicating that Heinsz owed an outstanding balance of \$10,000. The statement
34 qualified the accuracy of the payoff amount, but contained instructions to permit Heinsz
35 to obtain an updated payoff amount via First Bank's website on the payoff date. On May
36 1, Heinsz obtained an updated payoff amount of \$10,150 from the First Bank website.
37 Waldman completed the purchase, the settlement agent handling the closing paid \$10,150
38 to First Bank pursuant to the updated payoff amount, and ABC Title Insurance Co. issued
39 an owner's policy of title insurance insuring Waldman's fee simple title. As it turns out,
40 the updated payoff amount was inaccurate, as it did not reflect a \$250 advance obtained
41 by Heinsz on the credit line on April 29. Neither Waldman nor ABC Title Insurance Co.
42 knew or had reason to know of the \$250 advance that was omitted from the payoff
43 amount. First Bank is estopped from denying the accuracy of the payoff amount as

1 against Waldman, and cannot enforce the mortgage against Waldman. However, First
2 Bank could recover the \$250 from Heinsz pursuant to the terms of the mortgage loan
3 documents.
4

5 *Illustration 5.* Heinsz owned Blackacre, a home subject to a mortgage held by First Bank.
6 Heinsz contracted to sell Blackacre to Waldman for \$100,000, with a closing scheduled
7 for May 1. On the scheduled closing day, Heinsz obtained an updated payoff amount of
8 \$80,450 from the First Bank website, and communicated the updated payoff amount to
9 Waldman. Waldman completed the purchase, and the settlement agent handling the
10 closing issued a check for \$80,450 to First Bank pursuant to the updated payoff amount.
11 Subsequent to closing, the check to First Bank was dishonored, and Waldman discovered
12 that the settlement agent had misappropriated the closing proceeds. First Bank is not
13 precluded from enforcing the mortgage against Waldman. The mortgage debt was not
14 satisfied, the payoff amount provided by First Bank was accurate, and Waldman was in a
15 position to insist that the settlement agent provide good funds to First Bank.
16

17 *Illustration 6.* Heinsz owned Blackacre, a home subject to a recourse mortgage held by
18 First Bank. Heinsz contracted to sell Blackacre to Waldman for \$100,000, with a closing
19 scheduled for May 1. On April 10, Heinsz obtained a payoff statement from First Bank
20 indicating that Heinsz owed an outstanding balance of \$80,000. The statement qualified
21 the accuracy of the payoff amount, but contained instructions to permit Heinsz to obtain
22 an updated payoff amount via First Bank's website on the payoff date. On May 1, Heinsz
23 obtained an updated payoff amount of \$78,500 from the First Bank website, and
24 communicated the updated payoff amount to Waldman. The updated payoff amount
25 reflected an intermediate prepayment by check by Heinsz; First Bank had posted the
26 payment to Heinsz's account on April 29, but the check had not yet cleared through
27 normal banking channels. In reliance on the updated payoff amount, Waldman completed
28 the purchase, and the settlement agent handling the closing paid \$78,500 to First Bank
29 pursuant to the updated payoff amount. On May 3, Heinsz's prepayment check was
30 returned for insufficient funds. First Bank may be estopped from denying the accuracy of
31 the payoff amount as against Waldman, unless the updated payoff amount alerted
32 Waldman as to the fact that Heinsz had made a prepayment by check that had not yet
33 fully cleared normal banking channels. In any event, First Bank could recover the full
34 outstanding balance of the mortgage debt from Heinsz.
35

36 3. *Overstated payoff amounts.* On occasion, a secured creditor may erroneously
37 overstate the necessary payoff amount. When such an error occurs, the secured creditor does not
38 face liability under this Act for issuing a payoff statement containing an erroneous payoff
39 amount. However, if the entitled person tenders payment of the correct balance of the secured
40 obligation, then Section 203(a) obligates the secured creditor to submit a satisfaction document
41 for recording within 30 days.
42

43 The Act does not specifically address the general liability of a secured creditor that

1 collects an overpayment of the secured obligation due to a payoff statement that erroneously
2 overstates the payoff amount. Under current law in most states, the secured creditor would be
3 obligated to refund an overpayment. However, the applicable loan documents governing a
4 transaction may excuse the secured creditor from refunding overpayments below a *de minimis*
5 threshold. Both the general obligation of the secured creditor to refund overpayments and the
6 enforceability of agreements excusing that obligation are left to applicable state law other than
7 this Act.
8

9 **SECTION 203. SECURED CREDITOR TO SUBMIT SATISFACTION FOR**
10 **RECORDING; LIABILITY FOR FAILURE.**

11 (a) A secured creditor shall submit for recording a satisfaction of a security
12 instrument within 30 days after the creditor receives full payment or performance of the secured
13 obligation. If a security instrument secures a line of credit or future advances, the secured
14 creditor shall submit for recording a satisfaction of the security instrument only if the secured
15 creditor has also received a notification requesting the creditor to terminate the line of credit or
16 containing a statement sufficient to terminate the effectiveness of the provision for future
17 advances in the security instrument.

18 (b) Except as otherwise provided in subsection (c) and in Section 205, a secured
19 creditor that is required to submit a satisfaction of a security instrument for recording and fails to
20 do so by the end of the period specified in subsection (a) is liable to the landowner for:

21 (1) the actual loss caused by the failure; and

22 (2) [\$500] and reasonable attorney's fees and court costs, if:

23 (A) after the expiration of the period specified in subsection (a),
24 the landowner gives the creditor a notification by certified mail, return receipt requested,
25 demanding that the creditor submit a satisfaction for recording; and

1 (B) the creditor does not submit a satisfaction for recording within
2 30 days after receipt of the notification.

3 (c) Subsection (b)(2) does not apply if the secured creditor received full payment
4 or performance of the secured obligation before the effective date of this [act].

5 Preliminary Comment

6
7 1. *Obligation to record satisfaction upon full performance.* Subsection (a) provides that
8 the secured creditor has an affirmative obligation to submit for recording a satisfaction of a
9 security instrument within 30 days after full payment or performance of the secured obligation.
10 If the secured creditor fails to satisfy this obligation, subsection (b)(1) renders the creditor liable
11 for actual damages caused by its failure. The exercise of this remedy is subject to the normal
12 rules of pleading and proof.

13
14 2. *Liability for statutory penalty and attorney's fees.* Subsection (b)(2) authorizes
15 statutory damages of [\$500], and an award of reasonable attorney's fees, against a secured
16 creditor that fails to comply with the obligation to record a timely satisfaction of a security
17 instrument. The landowner may recover this sum in addition to any damages recoverable under
18 subsection (b)(1). This provision is conceptually similar to U.C.C. Section 9-625(e)(4), which
19 provides for a minimum statutory damage recovery whenever an Article 9 secured party fails to
20 provide a termination statement within a timely manner. Potential liability for statutory damages
21 and attorney's fees (in addition to any actual damages) should provide secured creditors with
22 appropriate incentives to take steps to record satisfactions in a timely manner.

23
24 However, the landowner may not recover statutory damages and attorney's fees under
25 subsection (b)(2) unless the landowner first gives notification to the secured creditor, by certified
26 mail, return receipt requested, demanding that the secured creditor submit a satisfaction
27 document for recording within 30 days of the notification. The certified mail notification
28 requirement serves to alert the secured creditor's administrative staff as to the potential legal
29 significance of the notification, thereby facilitating the creditor's ability to respond promptly to
30 the notification. If the landowner fails to provide this notification, the landowner may still
31 recover damages for any actual loss caused by the secured creditor's failure to record a timely
32 satisfaction, but cannot collect statutory damages or attorney's fees.

33
34 The landowner may not give the notification required by subsection (b)(2) until after the
35 30-day period set forth in subsection (a) has expired. Any such notification given to the secured
36 creditor contemporaneous with a payoff, or within the first 30 days following payment of the
37 secured obligation, is ineffective. Effectively, this means that a secured creditor cannot be held
38 liable for statutory damages and attorney's fees without having had a minimum of 60 days in
39 which to record a satisfaction.

1 3. *Payoffs prior to effective date of this Act.* Under subsection (c), the secured creditor is
2 not liable for statutory damages or attorney’s fees under this Act if the secured obligation was
3 satisfied prior to the effective date of this Act. Liability for statutory damages and attorney’s fees
4 under this Act is limited to situations where payoff occurred following the effective date of this
5 Act.
6

7 At present, existing mortgage satisfaction statutes in many states impose penalties upon
8 lenders who fail to record timely satisfactions. These statutes would continue to apply to a lender
9 that received full payment of a mortgage obligation prior to the effective date of this Act but
10 failed to record a timely satisfaction.
11

12 4. *Servicer’s liability as “secured creditor.”* In many cases, secured creditors will
13 delegate responsibility for servicing mortgage loans, including the responsibility to record
14 satisfactions of security instruments. In these cases, the Act treats the servicer as a “secured
15 creditor,” and the landowner thus could hold the servicer liable under the terms of the Act. Such
16 delegations of authority do not automatically relieve the delegating secured creditor of its
17 obligations under the Act. Nevertheless, a delegating secured creditor may be able to plead and
18 prove its compliance with reasonable procedures as a defense to liability under Section 205, if
19 the secured creditor had issued timely directions to its servicer to submit for recording a
20 satisfaction and the servicer failed to do so.
21

22 5. *Disputes over whether full performance received.* Under the Act, the secured creditor
23 must submit a satisfaction for recording only if it has received full payment or performance of the
24 secured obligation. The mere existence of a dispute over the balance of the secured obligation
25 does not by itself toll the applicable 30-day grace periods established by this section. If the
26 secured creditor does not submit a satisfaction for recording within 30 days, the secured creditor
27 bears the risk that a court might later conclude that the landowner did in fact tender full payment
28 of the secured obligation and that the secured creditor should have recorded a satisfaction.
29

30 6. *Fees for preparing and recording satisfaction.* This Act leaves undisturbed any
31 existing laws with respect to the secured creditor’s ability to charge a fee for the preparation and
32 recording of a satisfaction. Statutes in some states authorize the lender to charge a specified or
33 reasonable fee to cover expenses of preparation and recording, while statutes in other states
34 obligate the lender to provide the satisfaction without charge.
35

36 7. *Landowner entitled to damages.* Under the Act, the “landowner” is the person entitled
37 to collect actual and/or statutory damages in the event that a secured creditor fails to record a
38 timely satisfaction. In this context, this means the landowner at the time of the secured creditor’s
39 failure to record a timely satisfaction. For example, suppose that Heinsz owns Blackacre, a home
40 that is subject to a mortgage held by First Bank. Heinsz sells the home to Waldman. At the
41 closing, Heinsz pays to First Bank the amount necessary to satisfy the balance of the mortgage
42 debt, but First Bank fails to record a satisfaction within the 30 days following closing. For
43 purposes of First Bank’s liability under this section, Waldman is the landowner.

1 In some limited circumstances, a person other than the landowner could have standing to
2 pursue a claim for damages under this section. For example, in the above hypothetical, if at
3 closing Waldman assigned to Heinsz any claim against First Bank based upon First Bank's
4 failure to record a timely satisfaction, then Heinsz may assert Waldman's status as a landowner
5 under this Act. Likewise, if Heinsz paid damages to Waldman to settle a deed warranty claim
6 arising because of First Bank's failure to record a timely satisfaction, Heinsz would be
7 subrogated to Waldman's status as the landowner for the purpose of recovering damages from
8 First Bank as permitted by this section.
9

10 **SECTION 204. FORM AND EFFECT OF SATISFACTION.**

11 (a) A document is sufficient to constitute a satisfaction of a security instrument if
12 it:

13 (1) identifies the security instrument, the original parties to the security
14 instrument, the recording data for the security instrument, and the office in which the security
15 instrument is recorded;

16 (2) states that the person signing the satisfaction is the secured creditor;

17 (3) contains a legal description of the real property identified in the
18 security instrument, but only if a legal description is necessary for a satisfaction to be properly
19 indexed;

20 (4) contains language terminating the effectiveness of the security
21 instrument; and

22 (5) is signed by the secured creditor and acknowledged as required by law
23 for a conveyance of an interest in real property.

24 (b) The [appropriate governmental office under the recording act of this state]
25 shall accept for recording a satisfaction document, unless:

26 (1) an amount equal to or greater than the applicable recording fee is not

1 tendered;

2 (2) the document is submitted by a method or in a medium not authorized
3 by the [appropriate governmental office under the recording act of this state]; or

4 (3) the document is not signed by the secured creditor and acknowledged
5 as required by law for a conveyance of an interest in real property.

6 Preliminary Comments

7
8 1. *Alternative methods of evidencing satisfaction.* The Act does not provide the sole
9 mechanism for effecting the satisfaction of a security instrument. For example, if another state
10 statute permits a secured creditor to present an affidavit that instructs the recording officer to
11 enter a notation of satisfaction in the margin of the record where the security instrument itself
12 appears in the record, the secured creditor could satisfy its obligation under this Act by
13 complying with that statute.

14
15 2. *Minimum content for satisfaction document.* Subsection (a) is intended to foster
16 uniformity by specifying minimal standard information for a recorded satisfaction. This should
17 facilitate the development of standard satisfaction forms in states adopting the Act. Under the
18 Act, a satisfaction document must identify the security instrument, the original parties to that
19 instrument, and the recording data and office in which it was recorded. The satisfaction
20 document must also contain language terminating the instrument's effectiveness, as well as a
21 statement that the person signing the document is the secured creditor. If a legal description is
22 necessary for the recording officer to properly index a satisfaction document, then the document
23 must contain a legal description of the real property covered by the security instrument;
24 otherwise, the satisfaction document need not contain a legal description. Thus, if a particular
25 county uses tract indexing, the satisfaction document must include a tract description; by
26 contrast, in a county that uses grantor-grantee indexing, a legal description is unnecessary for
27 proper indexing and may be omitted. Finally, the satisfaction document must be signed by the
28 secured creditor and acknowledged as required by law for an effective conveyance of an interest
29 in real property.

30
31 Once recorded, a document complying with subsection (a) operates as a satisfaction in
32 favor of persons entitled to the benefit of the state's recording act. A document that does not
33 comply with subsection (a) does not constitute a satisfaction under this Act.

34
35 3. *Grounds for rejection by recorder.* A frequent cause of delay in recording a mortgage
36 satisfaction is the recorder's rejection of a satisfaction document tendered by the secured creditor
37 or its agent. Such a rejection is appropriate if a satisfaction lacks the necessary formalities for a
38 recordable document (such as a proper acknowledgment), if the satisfaction is not tendered with

1 the appropriate recording fee, or if the satisfaction document is submitted in a form or medium
2 not authorized by the recording office.

3
4 In some cases, however, recorders reject satisfaction documents because they lack
5 information that is practically unnecessary for a satisfaction to serve the notice function required
6 of the recording system. For example, some recorders will reject a satisfaction that does not
7 include a legal description of the affected real property. However, if a satisfaction contains the
8 recording data for the security instrument being released, the satisfaction need not contain a legal
9 description of the real estate unless that description is necessary for indexing the document. In a
10 county that uses grantor-grantee indexing, rejection of a satisfaction document for lack of a legal
11 description serves no useful purpose.

12
13 Subsection (b) thus limits the discretion of the recorder in rejecting a satisfaction
14 document. If such a document is submitted to the recorder in a manner that meets the recorder's
15 technical recording formalities, along with the appropriate filing fee, the recorder may not reject
16 the satisfaction document. Thus, a recorder in a county that has not yet authorized electronic
17 recording may properly reject a satisfaction document submitted electronically. Likewise, a
18 recorder in a county that requires recordable documents to be submitted on 8-1/2" by 11" paper
19 with 1" margins may properly reject a satisfaction that is submitted on legal-size paper, or with
20 insufficient margins. Obviously, a recorder may properly reject a satisfaction that contains no
21 acknowledgment or an acknowledgment that fails to comply with state law other than this Act.
22 However, the recorder may not reject a satisfaction document because it fails to contain
23 information that is not required by subsection (a). Thus, for example, a recorder may not reject a
24 satisfaction because it fails to indicate the name of the attorney who drafted it, or because it does
25 not contain a metes and bounds description of the real property if that description is unnecessary
26 to ensure proper indexing of the document.

27
28 Subsection (b) addresses a particular problem that results in some jurisdictions where a
29 mortgagee attempts to record a satisfaction of a mortgage that it holds via one or more
30 unrecorded assignments. In some jurisdictions, recording officers refuse to accept a satisfaction
31 for recording if the secured creditor is not an original party to the security instrument, unless the
32 satisfaction document recites the chain of recorded assignments by which the secured creditor
33 claims an interest in the real property. Under subsection (b), the recorder may not reject a
34 satisfaction document, even if it does not recite the chain of recorded assignments by which the
35 secured creditor acquired its interest. This provision is critical to advance the Act's objective of
36 providing a landowner with an efficient title-clearing mechanism. In many cases, it would be
37 either prohibitively expensive or time-consuming for the secured creditor to locate and record the
38 complete chain of intermediate assignments of the security instrument. In other cases,
39 intermediate assignments have been lost or intermediate assignors are defunct, making it
40 practically impossible to reconstruct a complete record chain of assignments.

1 Postal Service a satisfaction document that is in proper form and addressed to the
2 appropriate recording officer. The document is accompanied by an amount that was, at
3 the time First Bank deposited the document into the mail, sufficient to satisfy the
4 necessary recording fee. While the document is in transit, however, the applicable
5 recording fee increases; as a result, the recording officer rejects the document because it
6 is not accompanied by the sufficient recording fee. If First Bank can demonstrate that it
7 did not know or have reason to know of the pending recording fee change at the time it
8 deposited the satisfaction document into the mail, First Bank is not liable to Heinsz. By
9 contrast, if First Bank knew or had reason to know of the pending recording fee change,
10 First Bank has liability to Heinsz as provided in Section 203(b).

11
12 *Illustration 3.* Heinsz owns Blackacre, a home subject to a mortgage in favor of First
13 Bank. Upon receiving full payment of the mortgage debt, First Bank follows its standard
14 procedures for preparing and recording a satisfaction, and deposits with the United States
15 Postal Service a satisfaction document that is in proper form, accompanied by the
16 appropriate fee, and addressed to the appropriate recording officer. The postal service
17 fails to deliver the document to the recording official before the expiration of the 30-day
18 period in section 203(a), however, because the document was routed through a post office
19 facility that was shut down indefinitely due to the presence of mail contaminated by
20 anthrax. If First Bank can demonstrate that it had timely deposited the satisfaction
21 document to the recorder's proper address, First Bank is not liable to Heinsz.

22
23 *Illustration 4.* Heinsz owns Blackacre, a home subject to a mortgage in favor of First
24 Bank. Heinsz makes full payment of the mortgage debt to First Bank at a time when
25 prevailing mortgage interest rates are low and First Bank is experiencing significant
26 refinancing volume. First Bank's administrative staff is unable to accommodate this high
27 volume and, as a result, First Bank does not submit a satisfaction of Heinsz's mortgage
28 within the 30-day period specified in Section 203(a). Because the size of its
29 administrative staff is within its control, First Bank has liability to Heinsz as provided in
30 Section 203(b).

1 [ARTICLE] 3

2 SATISFACTION BY AFFIDAVIT

3
4 SECTION 301. DEFINITIONS; REGULATION OF SATISFACTION AGENTS.

5 [(a)] In this [article]:

6 (1) "Satisfaction agent" means:

7 (A) a title insurance company, acting directly or through an agent
8 authorized to sign and submit for recording an affidavit of satisfaction; or

9 (B) an attorney licensed to practice law in this state and in good
10 standing.

11 (2) "Title insurance company" means an organization authorized to
12 conduct the business of insuring titles to real property in this state.

13 [(b)] The [name of statewide governmental agency] may establish by regulation
14 registration, bonding, and other standards for conducting business as a satisfaction agent.]

15 *[Legislative note: Subsection (b) may be omitted if a jurisdiction concludes that regulatory*
16 *restriction of satisfaction agents is unnecessary.]*

17
18 Preliminary Comments

19
20 1. *Identifying a "satisfaction agent."* Article 3 provides a "self-help" procedure that
21 allows a landowner to take steps to satisfy a security instrument in cases where the secured
22 creditor has failed to fulfill its obligation to record a timely satisfaction. This Article creates a
23 process that, if complied with, permits a landowner to have a "satisfaction agent" submit for
24 recording an affidavit of satisfaction of a security instrument. Under Section 305, this affidavit
25 of satisfaction constitutes a legal satisfaction of the security instrument.

26
27 In the event that the satisfaction agent wrongfully records an affidavit of satisfaction,
28 Section 306 provides that the satisfaction agent is liable to the secured creditor for damages
29 caused by the wrongful recording. As a result, the Act provides that a "satisfaction agent" must

1 be either a title insurance company (acting directly or through an agent authorized to execute
2 affidavits of satisfaction) or a licensed attorney in good standing. This limitation increases the
3 likelihood that affidavits of satisfaction will be recorded only by persons who have the financial
4 responsibility necessary to compensate a secured creditor that suffers a loss caused by the
5 wrongful recording of an affidavit of satisfaction. However, because of the potential concern that
6 satisfaction agents be of sufficient financial responsibility, an appropriate state agency may wish
7 to enact regulations establishing registration, bonding, or other standards for conducting business
8 as a satisfaction agent.

9
10 Because the satisfaction agent acts in this instance pursuant to the authority of the Act, it
11 is irrelevant whether the satisfaction agent is named as a party in the security instrument.

12
13 2. *Scope.* The provisions of this Act are limited to security instruments covering
14 “residential real property,” meaning real property that is used primarily for personal, family, or
15 household purposes and is improved by one to four dwelling units. This limitation effectively
16 limits the “self-help satisfaction” provisions of Article 3 to the consumer mortgage context. An
17 owner of nonresidential real property who is unable to obtain a timely satisfaction of its mortgage
18 and wishes to clear title must do so by bringing a quiet title action.

19
20 **SECTION 302. AFFIDAVIT OF SATISFACTION: NOTIFICATION TO**
21 **SECURED CREDITOR.**

22 (a) If a secured creditor has not submitted for recording a satisfaction of a security
23 instrument creating a security interest in residential real property within the period specified in
24 Section 203(a), a satisfaction agent acting for and with authority from the landowner may give
25 the secured creditor notification that the satisfaction agent intends to submit for recording an
26 affidavit of satisfaction of the security instrument. The notification must include:

27 (1) the identity and mailing address of the satisfaction agent;
28 (2) identification of the security instrument for which a recorded
29 satisfaction is sought, including the names of the original parties to, and the recording data for,
30 the security instrument;

31 (3) a statement that the satisfaction agent has reasonable grounds to

1 believe that:

2 (A) the real property described in the security instrument is
3 residential real property;

4 (B) the person to which the notification is being given is the
5 secured creditor; and

6 (C) the secured creditor has received full payment or performance
7 of the secured obligation;

8 (4) a statement that a satisfaction of the security instrument does not
9 appear of record;

10 (5) a statement that the satisfaction agent intends to sign and submit for
11 recording an affidavit of satisfaction of the security instrument unless, within 30 days after the
12 effective date of the notification:

13 (A) the secured creditor submits a satisfaction of the security
14 instrument for recording;

15 (B) the satisfaction agent receives from the secured creditor a
16 notification stating that the secured obligation remains unsatisfied; or

17 (C) the satisfaction agent receives from the secured creditor a
18 notification stating that the secured creditor has assigned the security instrument and identifying
19 the name and mailing address of the assignee.

20 (b) A notification under subsection (a) must be sent by certified mail, return
21 receipt requested, to the secured creditor's address for giving a notification for the purpose of
22 requesting a payoff statement or, if the satisfaction agent cannot ascertain that address, to the

1 secured creditor’s address for notification for any other purpose.

2 (c) This [act] does not require a person to agree to serve as a satisfaction agent.

3 Preliminary Comments

4
5 1. *Notification to secured creditor: content and manner of delivery.* Subsection (a)
6 merely states the minimum requirements for an acceptable notification under Article 3. It does
7 not prevent the satisfaction agent from providing additional information (such as a street address
8 for the mortgaged premises or the mortgage loan number) that might assist the secured creditor in
9 identifying the security instrument or the secured obligation.

10
11 Subsection (b) requires that the satisfaction agent must give a notification under
12 subsection (a) by certified mail, return receipt requested, to the secured creditor’s address for
13 notification for payoff statement requests. This requirement serves two important purposes.
14 First, receiving the notification by certified mail alerts the secured creditor’s administrative staff
15 as to the potential legal significance of the notification — the possibility that a third party may
16 release the creditor’s lien if the creditor fails to respond promptly. This certified mail warning
17 facilitates the secured creditor’s ability to respond promptly to the notification. Second, this
18 requirement provides the satisfaction agent with demonstrable evidence of the satisfaction
19 agent’s attempt to notify the secured creditor.

20
21 2. *Notification to secured creditor: relation to Section 203.* Section 203(b) provides that
22 if the secured creditor has not submitted for recording a satisfaction within 30 days of receiving
23 full payment or performance of the secured obligation, the landowner may give the secured
24 creditor notification of this failure — thereby triggering a 30-day grace period within which the
25 secured creditor may submit a satisfaction for recording without incurring liability for statutory
26 damages and attorney’s fees. The notification required by Section 302 serves a different function
27 — to alert the secured creditor to the possibility that a third party may release its security interest.
28 Accordingly, the landowner may not use the same notification to satisfy both sections.

29
30 However, the landowner could provide both notifications at the same time (*i.e.*, at any
31 time after the 31st day following the point at which the secured creditor received full payment or
32 performance of the secured obligation). Thus, the 30-day grace periods in Sections 203(b) and
33 Section 302 may run contemporaneously.

34
35 3. *Secured creditor’s response to notification.* A secured creditor that receives a
36 notification under subsection (a) can respond in one of four ways: (1) submit a satisfaction of the
37 security instrument for recording within the ensuing 30 days; (2) authorize the satisfaction agent
38 to submit an affidavit of satisfaction for recording immediately under Section 303(a); (3) give
39 notification to the satisfaction agent objecting that the secured obligation remains unsatisfied; or
40 (4) give notification to the satisfaction agent that the secured obligation has been assigned and
41 identifying the name and mailing address of the assignee. If the secured creditor fails to respond

1 within the 30-day grace period, this Article permits the satisfaction agent to sign and submit for
2 recording an affidavit of satisfaction as long as the satisfaction agent has reasonable grounds to
3 believe that the secured creditor has received full payment of the secured obligation.
4

5 This Article seeks to establish a functional method for clearing title when the holder of a
6 paid-off mortgage is defunct. If the satisfaction agent has evidence that a particular secured
7 creditor received full payment of the secured obligation, and gives notification to that creditor at
8 its address for payoff statement requests or, if that address is unavailable, at the creditor's address
9 for notification for any other purpose, the satisfaction agent has complied with the requirements
10 of Section 302(a) even if the notification is returned by the postal service as undeliverable. In
11 that event, Section 303 would authorize the satisfaction agent to proceed to execute and submit
12 for recording an affidavit of satisfaction.
13

14 4. *Attorney or title insurance company not obligated to agree to serve as a satisfaction*
15 *agent.* This Act does not require a title insurance company or an attorney to agree to serve as a
16 satisfaction agent. For example, if a landowner requests that a title insurance company serve as a
17 satisfaction agent to assist in clearing the landowner's title under Article 3, and the title insurer
18 cannot satisfy itself as to the accuracy of the statements required in the affidavit of satisfaction
19 under Section 304, the title insurer may refuse to serve as a satisfaction agent.
20

21 **SECTION 303. AFFIDAVIT OF SATISFACTION: AUTHORIZATION TO**
22 **SUBMIT FOR RECORDING.**

23 (a) Subject to subsections (b) and (c), a satisfaction agent may sign and submit
24 for recording an affidavit of satisfaction of a security instrument complying with Section 304 if:

25 (1) the secured creditor has not, to the knowledge of the satisfaction agent,
26 submitted for recording a satisfaction of a security instrument within 30 days after the effective
27 date of a notification complying with Section 302(a); or

28 (2) the secured creditor authorizes the satisfaction agent to do so.

29 (b) A satisfaction agent may not sign and submit for recording an affidavit of
30 satisfaction of a security instrument if it has received a notification under Section 302(a)(5)(B)
31 stating that the secured obligation remains unsatisfied.

1 (c) If a satisfaction agent receives a notification under Section 302(a)(5)(C)
2 stating that the security instrument has been assigned, the satisfaction agent may not submit for
3 recording an affidavit of satisfaction of the security instrument without:

4 (1) giving a notification of intent to submit for recording an affidavit of
5 satisfaction to the identified assignee at the identified mailing address; and

6 (2) complying with Section 302 with respect to the identified assignee.

7 **Preliminary Comments**
8

9 1. *Authority to record affidavit of satisfaction.* A satisfaction agent may sign and submit
10 for recording an affidavit of satisfaction in two circumstances: (1) under subsection (a)(1), if the
11 agent properly gave notification under Section 302(a) and the secured creditor failed to reply
12 within 30 days after the effective date of the notification; and (2) under subsection (a)(2), if the
13 secured creditor authorizes it to do so. If, within the 30-day period following the satisfaction
14 agent’s notification, the secured creditor gives a notification to the satisfaction agent objecting
15 that the secured obligation remains unsatisfied, the satisfaction agent has no authority to proceed
16 under this Article and may not submit for recording an affidavit of satisfaction.
17

18 Although a secured creditor’s objection may prevent the satisfaction agent from using
19 Article 3’s “self-help” satisfaction procedure, it does not shield that secured creditor from
20 potential liability under Section 203. If subsequent litigation established that the secured creditor
21 was legally obligated to record a satisfaction (*i.e.*, because it had received and accepted full
22 payment of the secured obligation), but failed to do so in a timely manner, the secured creditor
23 will have violated its obligations under the Act and the landowner may recover damages as
24 provided in Section 203.
25

26 2. *Notified creditor has assigned security interest.* In some cases, a satisfaction agent
27 may give a notification under Section 302(a) and receive a response indicating that the security
28 interest has been assigned. If the response identifies the name and address of the assignee, the
29 satisfaction agent cannot use the provisions of Article 3 without giving the identified assignee a
30 notification as required by Section 302(a) and an additional 30-day grace period in which to
31 record a satisfaction.
32

33 **SECTION 304. AFFIDAVIT OF SATISFACTION: FORM.**

34 (a) An affidavit of satisfaction of a security instrument must:

1 (1) identify the original parties to the security instrument, the secured
2 creditor, the recording data for the security instrument, and, if necessary for proper indexing of
3 the affidavit, a legal description of the real property identified in the security instrument;

4 (2) state that the person signing the affidavit is a satisfaction agent;

5 (3) state that the person signing the affidavit has reasonable grounds to
6 believe that the real property described in the security instrument is residential real property;

7 (4) state that the person signing the affidavit has reasonable grounds to
8 believe that the secured creditor has received full payment or performance of the secured
9 obligation;

10 (5) state that the person signing the affidavit gave notification by certified
11 mail, return receipt requested, to the secured creditor of its intention to sign and submit for
12 recording an affidavit of satisfaction and that:

13 (A) more than 30 days have elapsed since the effective date of that
14 notification, and the person signing the affidavit:

15 (i) has no knowledge that the secured creditor has
16 submitted a satisfaction for recording; and

17 (ii) has not received a notification that the secured
18 obligation remains unsatisfied; or

19 (B) the secured creditor authorized the person signing the affidavit
20 to sign and record an affidavit of satisfaction; and

21 (6) be executed and acknowledged as required by law for a conveyance of
22 an interest in real property.

1 (b) No particular phrasing of an affidavit of satisfaction is required. The
2 following form of affidavit, when properly completed, is sufficient to satisfy the requirements of
3 subsection (a):

4 “ _____
5 (Date of Affidavit)

6
7 **AFFIDAVIT OF SATISFACTION**

8 The undersigned hereby states as follows:

9 1. I am: [check appropriate box]

10 an officer or a duly appointed agent of [Name of title insurance
11 company] (the “Company”), which is authorized to transact the business of
12 insuring titles to interests in real property in this state, and I have been authorized
13 by the Company to sign and submit for recording an affidavit of satisfaction.

14 an attorney in good standing and licensed to practice law in this
15 state.

16 2. I am signing this Affidavit of Satisfaction to evidence full payment or
17 performance of the obligations secured by real property covered by the following
18 security instrument (the “security instrument”) currently held by _____
19 (the “secured creditor”):

20 Title of security instrument:

21 Original parties to security instrument:

22 County and state of recording:

1 Recording data for security instrument:

2 3. I have reasonable grounds to believe that:

3 a. the secured creditor has received full payment or performance of
4 the balance of the obligations secured by the security instrument;
5 and

6 b. the real property described in the security instrument constitutes
7 residential real property.

8 4. I gave notification to the secured creditor by certified mail, return receipt
9 requested, that I would sign and record an affidavit of satisfaction of the security
10 instrument if, within 30 days after the effective date of the notification, the
11 secured creditor did not submit a satisfaction of the security interest for recording
12 or give notification that the secured obligation remains unsatisfied.

13 5. [check appropriate box]

14 The 30-day period identified in paragraph 4 has elapsed, I have no
15 knowledge that the secured creditor has submitted a satisfaction for recording, and
16 I have not received notification that the secured obligation remains unsatisfied.

17 The secured creditor responded to the notification in paragraph 4
18 by authorizing me to execute and record this affidavit of satisfaction.

19
20 _____
21 (Signature of Satisfaction Agent)

22
23 _____”
24 (Notarization)
25

1 **Preliminary Comments**

2
3 *Affidavit of satisfaction: contents.* Subsection (a) sets forth the information necessary for
4 a sufficient affidavit of satisfaction. An affidavit that lacks any of the information required by
5 subsection (a) does not operate as a satisfaction of the security instrument under Section 305,
6 even if it is accepted for recording.

7
8 Although no particular phrasing is required for an affidavit of satisfaction, subsection (b)
9 provides a safe-harbor form that, when properly completed, satisfies the requirements of
10 subsection (a).
11

12 **SECTION 305. AFFIDAVIT OF SATISFACTION: EFFECT.**

13 (a) Upon recording, an affidavit meeting the requirements of Section 304:

14 (1) constitutes a satisfaction of the security instrument described in the
15 affidavit; and

16 (2) is conclusive evidence of the facts contained in it in favor of a person
17 that acquires an interest in the real property after the affidavit is recorded and that is entitled to
18 protection under [the recording act of this state].

19 (b) The recording of an affidavit of satisfaction of a security instrument does not
20 by itself extinguish any liability of a person for payment or performance of the secured
21 obligation.

22 (c) The [appropriate governmental office under the recording act of this state]
23 may not refuse to accept for recording an affidavit of satisfaction of a security instrument unless:

24 (1) an amount equal to or greater than the applicable recording fee is not
25 tendered;

26 (2) the affidavit is submitted by a method or in a medium not authorized
27 by the [appropriate governmental office under the recording act of this state]; or

1 (3) the affidavit is not signed by the satisfaction agent and acknowledged
2 as required by law for a conveyance of an interest in real property.

3 Preliminary Comments 4

5 1. *Effect of recording affidavit of satisfaction.* Upon recording, an affidavit that complies
6 with Section 304 operates as a satisfaction of the security instrument in favor of persons entitled
7 to the benefit of the state’s recording act. This ensures that the affidavit of satisfaction fulfills the
8 Act’s necessary “title-clearing” function, especially with respect to the problem caused by
9 unrecorded mortgage assignments.
10

11 For example, suppose that Heinsz owns Blackacre, a home that he acquired via a
12 mortgage loan from XYZ Mortgage Co. XYZ Mortgage Co. subsequently transferred the
13 mortgage to First Bank by means of an unrecorded assignment. Heinsz believes that he paid off
14 the mortgage to First Bank two years ago; in reality, a small balance remains outstanding, and no
15 satisfaction was ever recorded. Heinsz contracts to sell Blackacre to Waldman. Waldman
16 objects to the continued presence of the mortgage in Heinsz’s record chain of title. On behalf of
17 Heinsz, ABC Title Insurance Company provides to First Bank a proper notification of its
18 intention to sign and submit an affidavit of satisfaction for recording. During the following 30
19 days, First Bank neither submits a satisfaction for recording nor objects that the secured
20 obligation remains unsatisfied. Accordingly, ABC Title Insurance Company signs and records an
21 affidavit of satisfaction complying with Section 304. Based on this affidavit, Waldman
22 completes the purchase of Blackacre, without knowledge or reason to know of the small balance
23 outstanding. In a jurisdiction with a notice-based recording statute, Section 305(a)(2) provides
24 that the affidavit constitutes a satisfaction in favor of Waldman, and First Bank could not enforce
25 the lien of the security instrument against Waldman.
26

27 Section 305(a)’s conclusive presumption that the affidavit of satisfaction is valid works
28 only in favor of parties entitled to the benefit of the state’s recording act. In most states, this does
29 not include “non-reliance” third parties such as judgment lien creditors or donees. However, to
30 the extent that a state’s recording statute operates in favor of judgment lien creditor or donee, that
31 judgment lien creditor or donee could likewise claim the benefit of Section 305(a).
32

33 2. *Noncompliant affidavits.* An affidavit that does not comply with Section 304 does not
34 constitute a satisfaction under this Act. For example, suppose that Heinsz owns Blackacre, a
35 home that is subject to a recorded mortgage held by First Bank. Heinsz contracts to sell
36 Blackacre to Waldman. When a dispute arises between Heinsz and First Bank as to whether
37 Heinsz has made full payment of the mortgage debt, Waldman objects to the continued presence
38 of the First Bank mortgage in Heinsz’s record chain of title. Heinsz then forges and records an
39 affidavit of satisfaction purportedly signed by an authorized agent of ABC Title Insurance
40 Company. Waldman, unaware of Heinsz’s forgery, completes the purchase of Blackacre,
41 believing the First Bank mortgage to have been satisfied. The forged affidavit does not comply

1 with Section 304, has no legal effect, and does not operate as a satisfaction of the First Bank
2 mortgage in favor of Waldman, even if Waldman is a good faith purchaser for value without
3 notice of Heinsz's conduct.
4

5 3. *Grounds for rejection by recorder.* As discussed in Section 204, a recorder may
6 appropriately reject a satisfaction document if it lacks the necessary formalities for a recordable
7 document (such as a proper acknowledgment), if the satisfaction is not tendered with the
8 appropriate recording fee, or if the satisfaction document is submitted in a form or medium not
9 authorized by the recording office. However, the Act provides that recorders should not be
10 reviewing and rejecting an affidavit of satisfaction based upon its content or based upon the
11 identity of the person who currently appears to be the record holder of the security instrument.
12 Thus, in the example in comment 1 above, the Act would not authorize the recorder to reject the
13 affidavit of satisfaction simply because the actual secured creditor (First Bank) holds the security
14 interest by means of an unrecorded assignment.
15

16 Likewise, the recording officer may not refuse to accept an affidavit of satisfaction for
17 recording because the affidavit does not recite the chain of assignments by which the present
18 secured creditor acquired its interest. This provision is critical to advance the Act's objective of
19 providing a landowner with an efficient title-clearing mechanism. In many cases, it would be
20 either prohibitively expensive or time-consuming for the secured creditor to locate and record the
21 complete chain of intermediate assignments of the security instrument. In other cases,
22 intermediate assignments have been lost or intermediate assignors are defunct, making it
23 practically impossible to reconstruct a complete record chain of assignments.
24

25 4. *Liability of obligor.* Recording of an affidavit of satisfaction has no effect upon the
26 enforceability of the secured obligation itself. If a satisfaction agent executes and records an
27 affidavit of satisfaction even though the secured creditor has not received full payment or
28 performance of the secured obligation, the Act does not preclude the secured creditor from
29 enforcing the secured obligation against any person liable for the obligation. Whether the
30 secured creditor has in fact received full payment or performance of the secured obligation is
31 governed by law other than this Act. Likewise, the Act does not preclude the secured creditor
32 from enforcing any other security it may hold to secure payment or performance of the obligation
33 (*i.e.*, security other than the real property described in the security instrument).
34

35 **SECTION 306. LIABILITY OF SATISFACTION AGENT.**

36 (a) A satisfaction agent that records an affidavit of satisfaction of a security
37 instrument erroneously or with knowledge that the statements contained in the affidavit are false
38 is liable to the secured creditor for the actual loss caused by the recording and reasonable

1 attorney’s fees and costs. An affidavit is not erroneous if the satisfaction agent gave proper
2 notification to the secured creditor under Section 302(a) and the secured creditor did not respond
3 in a timely manner to the notification pursuant to Section 302(a)(5).

4 (b) If a satisfaction agent records an affidavit of satisfaction of a security
5 instrument with knowledge that the statements contained in the affidavit are false, subsection (a)
6 does not:

7 (1) preclude a court from awarding punitive damages on account of the
8 conduct;

9 (2) preclude the secured creditor from proceeding against the satisfaction
10 agent under law of this state other than this [act]; or

11 (3) preclude the enforcement of any criminal statute prohibiting the
12 conduct.

13 Preliminary Comments

14
15 1. *Liability of satisfaction agent: erroneous affidavit.* If a satisfaction agent erroneously
16 executes and records an affidavit of satisfaction, the secured creditor may effectively lose the
17 ability to enforce the security instrument as a means to facilitate its collection of the remaining
18 balance of the obligation. In such a case, Section 306(a) permits the affected secured creditor to
19 recover damages from the satisfaction agent, subject to the usual rules of pleading and proof.
20

21 The satisfaction agent’s recording of an affidavit of satisfaction is not erroneous, however
22 — even if the secured obligation remains unsatisfied — if the satisfaction agent properly gave
23 notification to the secured creditor under Section 302(a) and the secured creditor failed to
24 respond by giving notification to the satisfaction agent that the secured obligation remains
25 unsatisfied.
26

27 2. *Liability of satisfaction agent: knowingly false statements.* The availability of a self-
28 help satisfaction remedy in Article 3 creates the risk that in some circumstances, a satisfaction
29 agent may execute and record an affidavit of satisfaction with knowledge that the statements
30 contained in that affidavit are false. In order to discourage such conduct, section 306(b) clarifies
31 that in appropriate cases, a court may award punitive damages against such a satisfaction agent.

1 Section 306(b) also preserves the applicability of other state civil law (such as a statute
2 proscribing unfair or deceptive trade practices) or criminal law (such as perjury) against such
3 conduct.

1 [ARTICLE] 4

2 MISCELLANEOUS PROVISIONS

3
4 **SECTION 401. UNIFORMITY OF APPLICATION AND CONSTRUCTION.** In
5 applying and construing this Uniform Act, consideration must be given to the need to promote
6 uniformity of the law with respect to its subject matter among states that enact it.

7 **SECTION 402. EFFECTIVE DATE.** This [act] takes effect on

8 _____.

9 **SECTION 403. REPEALS.** The following acts are repealed: [List statutes to be
10 specifically repealed.]