



Title Topics



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You Ask, Vested Title Delivers Real Estate Forms On-line

**Vested Title Website Now Includes Most Commonly
Used Real Estate Transaction Forms
Deeds, Affidavits of Title, Mortgages and others
Available at the Click of Your Mouse
www.vestedtitle.com**

The computer has been both friend and foe since its integration into the law office. I can remember the first use of “automated” typewriters that allowed the user to store repetitive sentences and phrases into the typewriter’s memory, something that was very helpful when you type title commitments. The “Mag Card” introduced in 1969 is recalled as the first document assembly computer/typewriter. It allowed you to store boilerplate forms on cards that would be fed into the word processor part of the system and which would then be assembled into a coherent document. Use of the Mag Card took a lot of training, something that the attorneys I know just didn’t have time for!

With the advent of the personal computer, it became possible to store complete documents on a floppy disc and then modify those documents on the computer for saving back on the floppy disc. This was cumbersome as discs had limited size and, in comparison to computer speeds today, seem to have taken forever to load and save. The creation of the permanent hard drive marked a revolution as documents could now be stored within the computer itself.

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Vested Title’s forms-on-line page offers a library of everyday forms for your use: Deeds, affidavits of title, mortgages, corporate resolutions and other documents are available in PDF format and, for ease of use, fields can be highlighted. Although forms cannot be saved, they can be printed directly on your printer. For quick access go to www.vestedtitle.com and click the above button.



Fraud Alert

How many times have you said that hindsight is always 20-20? Some mistakes are expensive to absorb, so an ounce of prevention is certainly worth a pound of cure. Here is one ounce of prevention that you can use.

Let’s say that a new Client approaches you to represent him in the purchase of a significant parcel of real estate. It will be a large transaction and he doesn’t have the contract yet, he tells you, but wants to be ready to go with a good faith deposit as soon as the offer is presented. To get the leg up on the next guy, he gives you a certified check drawn on his out-of-town bank for deposit into your trust account that will be used to make the good faith deposit as soon as he gets a contract in his hands.

You deposit the check into your attorney trust account and wait to hear from your client.

Two days later, he is back at your door. Sorry, he tells you, he is not

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Questions, We Get Questions

In the course of a day we get many inquiries from our clients that may be of interest to you. Here's one: I have to rerecord a deed to correct the description. What GIT/REP form do I use?

Recognizing that a seller may not be available to sign a GIT/REP form for the deed, the State created the **GIT/REP-4a** that waives the seller's GIT/REP filing requirement for a correction deed. The GIT/REP-4a is signed by the owner and is attached to the deed when it is submitted for recording. The county clerk will record the form with the deed.

Forms *(Continued from page 1)*

Soon, whole libraries of forms were being typed and saved onto the computer's hard drive. Programs such as Word and Word Perfect began to make document assembly a reality. The only problem was that the word processing programs themselves had built in limitations on precisely how much you could automate a form beyond your "standard" form.

I was a great fan of Word Perfect 5.1, and in my book Word could not hold a candle to it as far as document assembly was concerned. Simple search and replace macros in WP5.1 allowed for the quick insertion of variable items of information. Block, copy and paste features were just more user friendly than in Word; simple keystrokes took the place of Word's insistence on mouse/cursor/keystroke combinations.

Today, another paradigm shift to forms on line! Everyday forms for your use. Our Red Button link to the Forms page can be found at www.vestedtitle.com or by going directly to www.vestedtitle.com/vestedforms.php

Please contact Stephen Flatow, sflatow@vested.com, if you have any questions or comments about our forms.

Have problems recording documents? We need to know if you do. Let us know when you run into difficulty during the recording process by contacting Lynn Cross, lynnc@vested.com.

Check Fraud *(Continued from page 1)*

going to be able to come to terms with the seller and asks for a return of the good faith deposit he gave you. You write a check, thank the potential client for thinking of using you, and you send him on his merry way. Three days later, you receive notice from your bank that the check originally deposited to your account is a fake, you have now overdrawn your account and the Client's Security Fund is notified. Your trust account check has cleared. You've been duped. Unfortunately, the bank is in its rights to charge your account for the bad check, and honor the check you wrote.

What to do? Never, ever, refund a client's deposit until you have absolute confirmation, which can take up to a week, that the check has cleared. You can, when presented with a check from someone you don't know, call the bank, and ask to verify the legitimacy of the check. You won't get a lot of information, but if it's a fake, you will know right then and there.

Vested Title Inc. — Our 25th Year

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