

NOTARY SIGNING AGENT DOCUMENT DESCRIPTIONS

NOTARY & SIGNING AGENT GUIDE AND GLOSSARY

OVER
160 LOAN
DEFINITIONS

NOTARY SIGNING AGENT DOCUMENT DESCRIPTIONS

Address Certification

This document is used to confirm the borrower's current address. The borrower certifies that the address listed on the loan documents is accurate and that they reside at that location. It helps prevent fraud and ensures that all communications reach the borrower.

Affidavit of Continuous Marriage

This affidavit is used to confirm that a marriage has been continuous and uninterrupted since the date of the marriage, as required when both spouses are involved in a transaction or need to state for legal or financial reasons.

Affidavit of Death of Joint Tenant

This document is used to declare the death of a joint tenant or co-owner of the property, allowing the surviving tenant(s) to take ownership rights accordingly.

Affidavit of Death of Spouse

This affidavit is used to verify the death of a spouse. It is required when joint assets are involved, ensuring proper handling and responsibilities of the surviving spouse.

Affidavit of Death of Spouse Survivorship

Similar to the Affidavit of Death of Spouse, this document is used to confirm the death of a spouse and the surviving spouse's right to the property under survivorship.

Affidavit of No Debts/Liabilities

This document is a sworn statement by the borrower affirming that they have no outstanding debts or liabilities against the property being financed. It ensures that the lender is not taking on any hidden risks.

Property Location

This form provides details about the location of the property being financed, including the address and legal description.

Provider of Service Schedule

This schedule lists the various services provided to the borrower, including inspections, appraisals, and other fees.

Spouse's Consent

This document is used to confirm the spouse's consent to the property being financed, often used in cases of joint ownership or shared assets.

Business of Sale of Merchandise Lien

This document releases the property from a merchandise lien, which is a claim made by a creditor who has provided goods or services but has not been paid.

Request and Authorization for Lender's Loss Payable Endorsement

This request authorizes the lender to be listed as a loss payee on the borrower's insurance policy, ensuring that any proceeds from a claim are paid to the lender in the event of property damage.

Request for Loss Payable Endorsement

Similar to the previous document, this request asks the insurance company to add the lender as a loss payee on the policy, protecting the lender's interest.

Request for Notice

This request asks the lender to be notified of any changes or important events related to the property, such as foreclosure or bankruptcy actions.

NOTARY SIGNING AGENT DOCUMENT DESCRIPTIONS

Limited Power of Attorney

A legal document that grants a specific, limited authority to another person (often the lender or service agent) to act on the borrower's behalf in the loan transaction.

Loan Search

A search conducted to identify any existing liens or encumbrances on the property, ensuring clear title before the loan is funded.

Loan Conditions

A document outlining the specific conditions that must be met by the borrower and lender before the loan can be funded and closed, such as obtaining insurance or clearing title issues.

Loan Disbursement Summary

A summary of how the loan funds will be disbursed, including amounts allocated to the borrower, closing costs, and any other payments made on the borrower's behalf.

Loan Estimate

A document that provides an estimate of the loan terms and closing costs, given to the borrower within three business days of applying for a mortgage.

Loan-Related Disclosure

A disclosure related to the lender's quality control process, which may include verifying the borrower's information and ensuring compliance with loan underwriting guidelines.

Lock-In Agreement

An agreement that locks in the borrower's interest rate for a specified period, protecting them from rate fluctuations before closing.

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Becoming a Notary loan signing agent can change your life by offering you a new lucrative career As an independent contractor this home based business adapts to either full time or part time hours Once you become a Notary in your state all the information and training you need to become a Notary signing agent is in this very detailed and complete home study course business guide Over the last several years I ve had the pleasure of coaching many new agents in all the important details required by the loan industry This course and manual is a direct result of that real time one on one coaching And once you ve completed the course it becomes a field manual to refer to as often as you need to I feel very passionate about upholding the integrity of our dual role that of commissioned Notary Public and loan signing agent I hope this training starts you off on a lucrative and fulfilling new career The industry needs well trained agents That s you Please note Loan Signing Agent certification is not legally required to perform loan signings Simply being a commissioned Notary Public is all that is

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