

Kent County Recorder of Deeds

KCAR PRESENTATION

FEB 27, 2023

How I work



Jan 3, 2023 w/Judge Witham

- Since I was sworn in, I have asked stakeholders the following questions:
 - ✓ What does Deeds do that you like and want to see us continue or increase?
 - ✓ What does Deeds do that you don't like and want to see us do less of, fix, or stop?
- Stakeholders are Real Estate Lawyers, paralegals, title searchers, lenders, real estate professionals, LC Commissioners, Deeds Staff, taxpayers and homeowners.

Recorder's Vision:

Use property records industry standards and best practices to make transactions fast, safe, and convenient for everyone.



"Fast, Safe, & Convenient for Realtors?"

Two topics:

1. Fix problems paying for the subscriber (remote) property records software
2. Obtain title theft alert software
3. Other....to be determined



Credit Card Reentry on Remote/ Public Deeds Software

Problem: Subscription (remote/public software) software requires reentering of credit card at seemingly random times whereas in the past, credit card could be entered once.

Discussion: AVENU made corporate decision to not retain credit card data. Subscriptions are for 30 days, based on anniversary of when purchased. All payment data must be reentered.

Bad news: Credit card must be in possession of person entering since all number and data are required. Good news: people who only want to use the system occasionally are not charged for time they are not using.

Solution: This month, AVENU will migrate Kent County to PayPal as third-party vendor to handle payments for subscriptions. This will eliminate many issues of data reentry.



Subscribers will receive this notice from AVENU explaining the upgrade to PayPal. This will happen March 7.

“Good Afternoon,
This is to let you know that we are upgrading the Kent, DE County Clerks Real Property Search website. You are being notified because of an active subscription for username: “XXXXXXXX”.

“On [ENTER GO LIVE DATE], or after..... you can access the new website by using the same link you used before or by going to
<https://i2g.uslandrecords.com/DE/Kent2/D/Default.aspx>.

“If you wish to resume your subscription on the new website, please register on the new website (choose Register in the upper right corner and subscribe as “Personal”) and reply to this email with your new login name. We will update your new account to “Subscriber30” and make sure the expiration is extended past your current active subscription (plus a couple days for your inconvenience).”



Title Theft

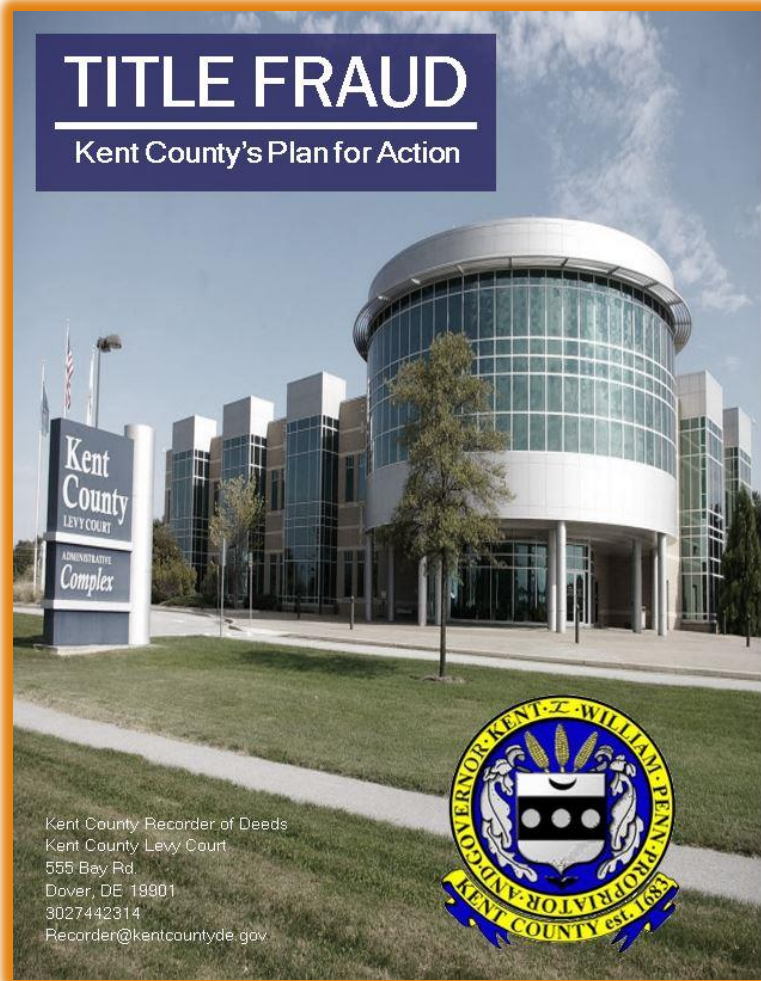
Problem: Kent Property owners afraid of Title Theft/House Stealing

Discussion: Title Theft Protection Software is industry standard through the USA. In Sussex County, last month, six-million-dollar homes were almost stolen. In NCC, at least one house was stolen and lived in for months, squatters produced a recorded deed when police came. Squatters left before issue resolves, taking historic valuable architectural elements and trashing the house, leaving \$10K in legal fees. Title Theft cannot be prevented per the FBI. Early warning is key.



Solutions: 1) White Paper being prepared to discuss all aspects of the issue

2) Purchase Title Theft protection software that will be free to taxpayers. Weekly, after verification, AVENU will load our latest documents into the theft protection software and send notice to property owners if there are changes. System works on name, not property number.



Cover of White Paper being drafted.

Property Fraud Alert

Property Fraud Alert



Property Fraud Alert is an electronic notification service that alerts a registered user via email every time a land records document is recorded in the Nassau County NY County Clerk office with a requested alert name and/or alert property description. This Property Fraud Alert Service is offered as a FREE service by the Nassau County Clerk.

[Register now](#) and protect your property from fraud...

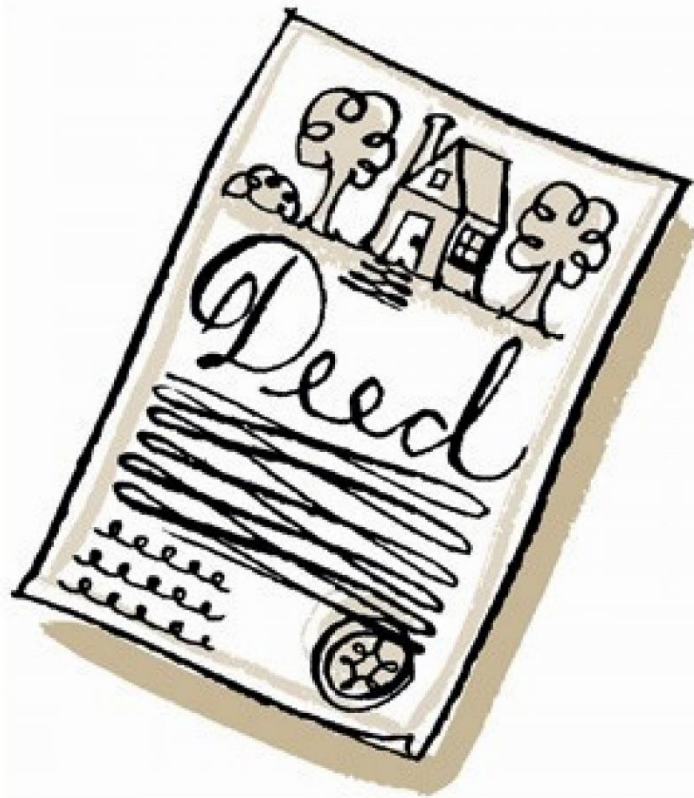
Registration Help:
 Registration Help: Click the "Register Now" to start your registration. After accepting the terms of the web site agreement you will be prompted to enter an email address (email address of the recipient of the notifications) and phone number. The next page is where you will specify the list of names of physical persons (First Name and Last Name) or organizations (Business Name), and/or property description (Town, Section, Block, Lot) which will be monitored in the documents recorded in the Nassau County Clerk's office. The final page summarizes your registration selections. Press Finish to complete the registration. This Property Fraud Alert Service is offered at no charge by the Nassau County Clerk's office. No need to re-register to keep this service active. This registration will only stop by using the unsubscribe link provided in the registration confirmation email.

Counties: [Nassau\(NY\)](#)

If you are experiencing any problems with your registration please click [here](#).
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This is what AVENU does for Nassau County. Ours will be similar. Estimated release date is TBD

Questions and Discussion:



- How can Kent County Recorder of Deeds make property transactions faster, safer and more convenient for everyone?
- What are we doing well? What do we need to do better?
- Will the changes briefed here tonight help us attain the vision?
- Other topics presented by attendees