

HOUSE No. 2636

By Mr. Johnson of Braintree, petition of Carl R. Johnson, Jr., for requiring notice to applicants for real estate mortgage loans relative to the mortgagee's responsibility as to the validity of the title of the real estate to be mortgaged. Banks and Banking.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Sixty-Six.

AN ACT REQUIRING NOTICE TO APPLICANTS FOR REAL ESTATE MORTGAGE LOANS RELATIVE TO THE MORTGAGEE'S RESPONSIBILITY AS TO THE VALIDITY OF THE TITLE OF THE REAL ESTATE TO BE MORTGAGED.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Notwithstanding any provision of law to the contrary all
2 banks, banking companies, credit unions, mortgage loan com-
3 panies, fiduciaries and persons engaged in the real estate mort-
4 gage loan business, under the supervision of the commissioner
5 of banks, shall print on all applications for loans to be secured
6 by mortgage of real estate situated in the commonwealth a
7 notice to the applicant that any fee paid to the mortgagee or
8 the mortgagee's attorney relative to title examination shall not
9 impose any responsibility upon the mortgagee or its attorney for
10 the validity of the title and that any such title examination shall
11 be for the mortgagee's purposes only. Such notice shall be
12 printed in bold type which is at least twice greater in size than
13 any other printed type on the said application.

