

Escrow Committee Meeting Minutes July 14, 2016

Attendees:

Committee Members Present:

Philip Dryden, Chair
Laurie LeMay
Susan Berry
Patricia Maddux

Consumer Services Division Representation:

Charles Clark, Division Director
Cindy Fazio, Chief of Regulatory Affairs
Lorenda Lillard, Licensing Program Manager
Steven Sherman, Enforcement Program Manager
Alan Leingang, Examinations Supervisor
Joepaul Wong, Financial Examiner Supervisor
Dawn Woolery, Licensing Management Analyst
Ellen Daly, Webinar Facilitator

Guests:

**Guest list as generated by the webinar program – may not be complete.*

Kay Oliver
Lora Lilly
Crystal Darling
Shalini Chhabra

Meeting Called to Order at 9:04 a.m.

Welcome

Approve Minutes from April 20, 2016 Meeting

The April 20, 2016 meeting minutes have been approved.

Licensing Update

Escrow Agent Numbers as of June 30, 2016:

- 60 Main offices (60 reported at April 2016 meeting)
- 9 Branch offices (6 reported at April 2016 meeting)
- 90 Active Escrow Officers (88 reported at April 2016 meeting)
- 55 Inactive Escrow Officers (55 reported at April 2016 meeting)
- 145 Total Escrow Officers (143 reported at April 2016 meeting)

Examinations Update

Exams completed as of June 30, 2016:

- 2 Exams completed in April
 - 4 Exams completed in May
 - 3 Exams completed in June
- } 9 Exams Completed from April – June 2016

Common Violations

1. Failure to perform all duties expeditiously

The deficiencies pertain to post-closure duties including, but not limited to, failing to ensure required items were timely paid or holding funds without valid instruction.

A vital part of ensuring compliance is to review outstanding checks each month which will show payoff checks that aren't negotiated and avoid having to pay accumulating charges.

Enforcement Update

From April 1 – June 30, 2016, DFI's Enforcement Unit received 3 complaints and closed 3 complaints, 2 regarding unlicensed Escrow activity and 1 against an out of state title company.

Investigations

Investigations – Pending (EARA only) 11

Investigations – Closed in Period (all industries) 45

No Escrow Act orders issued in this period.

Old Business

None.

New Business

Susan requested input on an increasing amount of title companies not getting their recording done promptly or waiting until late in the business day to process. This holds up clients ability to move into their homes as Escrow Agents can't pay out disbursements until the recording is filed.

Laurie suggested contacting the manager of the title companies or the county at issue and discussing how to better manage the recording and disbursement relationship.

Meeting adjourned at 9:20 a.m.

You may listen to a recording of the entire meeting at:
<http://dfi.wa.gov/escrow-agents/committee>