



***Process loans, not paperwork***



***The National Solution for  
Jurisdictional Property Preservation  
Registry Requirements***

Dan McLaughlin

Doug Danko



## *A growing problem...*

**MERS**<sup>®</sup>

- Due to high foreclosure rates, property preservation of vacant properties has become an issue for many municipalities.
- Unmaintained vacant properties reduce the value of surrounding homes, increase crime rates and impact already scarce resources of local governments.
- MERS is an existing, cost effective alternative to jurisdictions building proprietary vacant property databases for property preservation contact information.

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## *What is MERS?*



- MERS is the real estate finance utility created to streamline the mortgage process by using electronic commerce to eliminate paper
- First task was to track the ownership of loans throughout the industry
- Today we have over 60 million loans on the MERS<sup>®</sup> System and over 2,500 lenders using our services
- We have enhanced the system to store property preservation contact information
- **Membership, access and training is free for government entities (MERS<sup>®</sup> Link subscription)**

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## *How do we do it?*



- Every loan on the MERS<sup>®</sup> System is assigned a unique 18-digit number called a MIN (Mortgage Identification Number).
- Every member of MERS is assigned unique 7-digit Org ID.
- The loan record on the MERS<sup>®</sup> System ties the MIN to borrower, property and loan servicer information.
- Our recent enhancement enables loan servicers to cost effectively provide property preservation contacts to local jurisdictions.

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## *Loan not registered?*



- Every major loan servicer is a member of MERS, but not all loans are currently registered on the MERS<sup>®</sup> System.
- To encourage registration of all loans, we have developed the MERS<sup>®</sup> iRegistration product which offers a simplified process for loan servicers at a reduced cost to our flagship product.

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## *Property Preservation Contacts* **MERS**<sup>®</sup>

- New Servicer Property Preservation Contact (inhouse)
- New Property Preservation Member Org ID (vendor)
  - Contact information including Name, Title, Phone number and email
  - Available through MERS<sup>®</sup> Link

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# Servicer Contact



## Process Loans, Not Paperwork™

Member Information

### CONTACT

Name/Address

General

LOB

Contact

Options

Relationships

Reports

Member Summary

Contact Type	Name	Telephone Number
<a href="#">Accounts Billing</a>	<a href="#">Robyn Piatt</a>	8006466377
<a href="#">Cust Service - Primary</a>	<a href="#">Robyn Piatt</a>	8006466377
<a href="#">Property Preservation</a>	<a href="#">Kate Bonthius</a>	8006466377

ADD



# Vendor Contact



## Process Loans, Not Paperwork™

QA  
1000051  
functioning as  
1005000

MERSLink

1005000-0000000216-5

Search by

123 SE POVERTY LANE 1  
JACKSONVILLE, FL 32225  
Active (Registered)  
MOM  
First Lien

MIN

SSN

Name

Corporation

Address

Certificate

Reg Date 05/10/2005  
County Duval  
Primary Borrower HOMEOWNER, HARRY  
Co-Borrower HOMEOWNER, HARRIET

OnLine Help

Note Amount \$150,000.00 Note Date 05/05/2005

Knowledge Base

Servicer [1005000](#) - MERS Master Mortgage - UAT (800) 646-6377  
Vienna, VA 22182

Back to Main Menu

Log-off

SubServicer N/A

[www.mersinc.org](#)

Originating Organization ABC Mortgage Company

E-Mail Help Desk

Property [9800447](#) - Jen's PPC Org 1 (972) 852-1111  
Preservation Co. Mansfield, TX 76063

### SECURITY INSTRUMENT

Mortgagee/Beneficiary Mortgage Electronic Registration Systems, Inc - QA

Trustee ABC Trustee

Security Type Deed of Trust

Recording Details for Security

# Contact Details



Member Summary - Windows Internet Explorer

https://www.mersonlineuat.org/mersuat/merslink/membership/displaymbrsummary.jsp?aux=D874329D0FE49

**Member Summary for Org ID 9800447**

Name:	Jen's PPC Org 1
Address:	1 Property Ave
City,State,Zip:	Mansfield, TX 76026
Phone:	(972) 852-1111
Fax:	(972) 852-0001
Toll Free:	
URL:	
Lines of Business:	Property Preservation Company
eRegistry Participant:	No
Operational Contact(s):	Dodd, Jessica (972) 852-1111 jessica@operational.com
Property Preservation Contact(s):	Frost, Jack (800) 646-6377 frost@mersinc.org

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Done Internet | Protected Mode: On 100%



## *Pilot Participants Date*

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**MERS**<sup>®</sup>

- Boston, MA
- Chula Vista, CA
- Stockton, CA
- Sacramento, CA
- St. Louis County, MO
- St. Paul, MN

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